



Rooms:
Property Type: Land
Land Size: 9640 sqm approx
Agent Comments

Indicative Selling Price
 \$580,000 - \$638,000

No Comparable sales available within 6 months and 5kms-(changed search to 12 months and 10kms).

Comparable Properties

503 Little Yarra Rd GLADYS DALE 3797
 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 17/11/2016
Rooms: -
Property Type: House
Land Size: 5918 sqm approx



511 Little Yarra Rd GLADYS DALE 3797
 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 20/09/2016
Rooms: -
Property Type: House
Land Size: 3705 sqm approx



1010 Little Yarra Rd THREE BRIDGES 3797
 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 21/01/2017
Rooms: 8
Property Type: House
Land Size: 42493 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1090 Little Yarra Road, Three Bridges Vic 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$580,000

&

\$638,000

Median sale price

Median price

House

X

Suburb

Three Bridges

Period - From

to

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
503 Little Yarra Rd GLADYSDALE 3797	\$650,000	17/11/2016
511 Little Yarra Rd GLADYSDALE 3797	\$610,000	20/09/2016
1010 Little Yarra Rd THREE BRIDGES 3797	\$585,000	21/01/2017