### 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

2 Miriam Drive, Yarra Glen Vic 3775

#### Indicative selling price

| For the meaning | of this price see | cons             | sumer.vic.go | ov.au | /underquo | ting |        |            |
|-----------------|-------------------|------------------|--------------|-------|-----------|------|--------|------------|
| Range betweer   | \$835,000         |                  | &            |       | \$860,000 |      |        |            |
| Median sale p   | rice              |                  |              |       |           |      |        |            |
| Median price    | \$835,000         | Property Type Ho |              | Hou   | JSE       |      | Suburb | Yarra Glen |
| Period - From   | 01/01/2023        | to               | 31/12/2023   |       | So        | urce | REIV   |            |

#### Comparable property sales (\*Delete A or B below as applicable)

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

| Ade | dress of comparable property  | Price     | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1   | 14 Symonds St YARRA GLEN 3775 | \$855,000 | 31/08/2023   |
| 2   | 5 Miriam Dr YARRA GLEN 3775   | \$850,000 | 19/12/2023   |
| 3   | 3 Symonds St YARRA GLEN 3775  | \$850,000 | 28/11/2023   |

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/02/2024 13:45



2 Miriam Drive, Yarra Glen Vic 3775

# Integrity





**Property Type:** House (Res) **Land Size:** 792 sqm approx Agent Comments Robert Verhagen 03 5786 2033 0448 820 022 robert@integrityrealestate.com.au

Indicative Selling Price \$835,000 - \$860,000 Median House Price Year ending December 2023: \$835,000

## **Comparable Properties**



14 Symonds St YARRA GLEN 3775 (REI/VG)



Price: \$855,000 Method: Private Sale Date: 31/08/2023 Property Type: House Land Size: 868 sqm approx



5 Miriam Dr YARRA GLEN 3775 (VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$850,000 Method: Sale Date: 19/12/2023 Property Type: House (Res) Land Size: 785 sqm approx



3 Symonds St YARRA GLEN 3775 (REI)



Price: \$850,000 Method: Private Sale Date: 28/11/2023 Property Type: House Land Size: 1012 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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