### 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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