

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 consumer.vic.gov.au/underquoting

Range between \$835,000

&

\$860,000

Median sale price

Median price \$835,000

Property Type House

Suburb Yarra Glen

Period - From 01/01/2023

to 31/12/2023

Source 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.

	Address 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



Property Type: House (Res)

Land Size: 792 sqm approx

Agent Comments

Comparable Properties



14 Symonds St YARRA GLEN 3775 (REI/VG)

Agent Comments



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



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)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 28/11/2023

Property Type: House

Land Size: 1012 sqm approx