

## 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

41 FRANCES AVENUE YARRA GLEN VIC 3775

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$875,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Yarra Glen

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 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

969 MELBA HIGHWAY YARRA GLEN VIC 3775	\$935,000	17-Oct-24
12 ARMSTRONG GROVE YARRA GLEN VIC 3775	\$940,000	25-Nov-24

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 6 months.

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Amy March  
P 9730 1489  
M 0456 585 201  
E amy@bellrealestate.com.au

**969 MELBA HIGHWAY YARRA  
GLEN VIC 3775**

4 2 -

Sold Price <sup>RS</sup> **\$935,000** Sold Date **17-Oct-24**

Distance **0.18km**

**12 ARMSTRONG GROVE YARRA  
GLEN VIC 3775**

6 3 1

Sold Price <sup>RS</sup> **\$940,000** Sold Date **25-Nov-24**

Distance **0.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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