

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

370 Yan Yean Road, Yarrambat Vic 3091

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,906,500

Property Type House

Suburb Yarrambat

Period - From 01/01/2022

to 31/12/2022

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	33-59 Pioneer Rd YARRAMBAT 3091	\$1,650,000	04/02/2023
2			
3			

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:

15/03/2023 11:32

370 Yan Yean Road, Yarrambat Vic 3091

**Jellis
Craig**

Tom Kurtschenko

0417 502 944

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3 2 2

Property Type: House

Land Size: 25100 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending December 2022: \$1,906,500

Comparable Properties



33-59 Pioneer Rd YARRAMBAT 3091 (REI)

Agent Comments

5 3 3

Price: \$1,650,000

Method: Private Sale

Date: 04/02/2023

Property Type: House

Land Size: 72843.48 sqm approx

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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