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Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

11 Anzac Avenue Yarra Glen VIC 3775

- 2 2

Indicative Selling Price

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




Range between \$630,000 & \$670,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

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.

	2 Wetlands View Yarra Glen VIC 3775	Sold Price	\$590,000	Sold Date	22-Mar-19
3 2 -				Distance	0.5km
	3/71 Bell Street Yarra Glen VIC 3775	Sold Price	\$616,000	Sold Date	26-Oct-18
4 2 2				Distance	0.52km
	10 Gale Court Yarra Glen VIC 3775	Sold Price ^{RS}	\$670,000	Sold Date	30-Apr-19
4 2 2				Distance	0.58km

RS = Recent sale

UN = Undisclosed Sale

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