

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

947 Melba Highway, Yarra Glen Vic 3775

Indicative selling price

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

Range between

\$595,000

&

\$625,000

Median sale price

Median price

\$763,500

Property Type

House

Suburb

Yarra Glen

Period - From

01/10/2020

to

30/09/2021

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	9 Irvine Cr YARRA GLEN 3775	\$685,000	08/05/2021
2	10/51 Bell St YARRA GLEN 3775	\$660,000	11/05/2021
3	3 Farrell Av YARRA GLEN 3775	\$610,000	08/08/2021

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:

05/11/2021 12:42

947 Melba Highway, Yarra Glen Vic 3775



Property Type:

Agent Comments

Indicative Selling Price

\$595,000 - \$625,000

Median House Price

Year ending September 2021: \$763,500

Comparable Properties

9 Irvine Cr YARRA GLEN 3775 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 999 sqm approx

10/51 Bell St YARRA GLEN 3775 (VG)

Agent Comments



Price: \$660,000

Method: Sale

Date: 11/05/2021

Property Type: Flat/Unit/Apartment (Res)



3 Farrell Av YARRA GLEN 3775 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 08/08/2021

Property Type: House (Res)

Land Size: 870 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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