

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 31 Frances Avenue, YARRA GLEN 3775

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$590,000 - \$630,000**

### Median sale price

**\$681,250**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be the most comparable to the property for sale.

**4 Miriam Drive,**  
Yarra Glen 3775

Price **\$640,000** Sold 22 July  
2018

**29 Yarraview Road,**  
Yarra Glen 3775

Price **\$610,000** Sold 31 May  
2018

**13 Farrell Avenue,**  
Yarra Glen 3775

Price **\$655,000** Sold 22 Dec  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PDOL.

### Integrity Real Estate

2/38-40 Bell Street,  
Yarra Glen VIC 3775

### Contact agents



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**Integrity**  
REAL ESTATE YARRA VALLEY PTY LTD