

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

986 Skyline Road, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$800,000

Property Type House

Suburb Yarra Glen

Period - From 13/11/2022

to

12/11/2023

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 | 14 Kameel Dr YARRA GLEN 3775 | \$1,389,000 | 24/05/2023 |
| 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:

13/11/2023 14:24



 3  2  5

Property Type: House

Land Size: 12000 sqm approx

Agent Comments

Comparable Properties



14 Kameel Dr YARRA GLEN 3775 (VG)

Agent Comments

 3  -  -

Price: \$1,389,000

Method: Sale

Date: 24/05/2023

Property Type: House (Res)

Land Size: 2000 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.