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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$800,000	Pro	operty Type	Hou	se		Suburb	Yarra Glen
Period - From	13/11/2022	to	12/11/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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



Integrity





Property Type: House Land Size: 12000 sqm approx Agent Comments Bill Verhagen 03 9730 2333 0417 371 987 bill@integrityrealestate.com.au

Indicative Selling Price \$1,350,000 - \$1,400,000 Median House Price 13/11/2022 - 12/11/2023: \$800,000

Comparable Properties



14 Kameel Dr YARRA GLEN 3775 (VG)



Price: \$1,389,000 Method: Sale Date: 24/05/2023 Property Type: House (Res) Land Size: 2000 sqm approx Agent Comments

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

propertydata



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