

## 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

55 Yarraview Road Yarra Glen VIC 3775

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$777,500

Property type

House

Suburb

Yarra Glen

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

### 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 6 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 7 Jules Court Yarra Glen VIC 3775   | \$665,000 | 03-Nov-21 |
| 12 Yarra Street Yarra Glen VIC 3775 | \$646,000 | 24-Nov-20 |
| 44 Pinoak Drive Yarra Glen VIC 3775 | \$738,000 | 07-Jul-21 |

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 6 months.~~

This Statement of Information was prepared on: 18 November 2021

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**7 Jules Court Yarra Glen VIC 3775**

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**03-Nov-21**



3



1



2

Distance

**0.14km**



**12 Yarra Street Yarra Glen VIC 3775**

Sold Price

**\$646,000**

Sold Date

**24-Nov-20**



3



1



2

Distance

**0.21km**



**44 Pinoak Drive Yarra Glen VIC 3775**

Sold Price

**\$738,000**

Sold Date

**07-Jul-21**



3



2



2

Distance

**0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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