

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

58 Bell Street, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$790,000 & \$815,000

Median sale price

Median price \$845,000 Property Type House Suburb Yarra Glen

Period - From 01/04/2023 to 31/03/2024 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	81 Bell St YARRA GLEN 3775	\$770,000	01/03/2024
2	3 St James Tce YARRA GLEN 3775	\$785,000	16/10/2023
3	20 Yarra St YARRA GLEN 3775	\$750,000	06/12/2023

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:

15/04/2024 16:07



Rooms: 8

Property Type: House

Land Size: 998.829 sqm approx

Agent Comments

Comparable Properties

81 Bell St YARRA GLEN 3775 (REI)

Agent Comments



Price: \$770,000

Method:

Date: 01/03/2024

Property Type: House



3 St James Tce YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 16/10/2023

Property Type: House

Land Size: 338 sqm approx



20 Yarra St YARRA GLEN 3775 (VG)

Agent Comments



Price: \$750,000

Method: Sale

Date: 06/12/2023

Property Type: House (Res)

Land Size: 726 sqm approx