

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

6/37 Pinoak Drive, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Yarra Glen

Period - From 24/05/2020

to

23/05/2021

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 | 1/37 Pinoak Dr YARRA GLEN 3775 | \$531,000 | 14/12/2020 |
| 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:

24/05/2021 10:10

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Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

24/05/2020 - 23/05/2021: \$620,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/37 Pinoak Dr YARRA GLEN 3775 (VG)

Agent Comments



Price: \$531,000

Method: Sale

Date: 14/12/2020

Property Type: Flat/Unit/Apartment (Res)

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.