

Date: 1/6/17
Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 3 Wedgewood Court, Yarra Glen VIC 3775

Indicative selling price

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

Single price \$699,950

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$550,000

*House Yes

*Unit

Suburb Yarra Glen

Period - From May 2016

to April 2017

Source RP DATA

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 – 29 Cruz Court, Yarra Glen	\$645,000	3/3/17
2 – 31 Forest Street, Yarra Glen	\$686,000	22/5/17
3 – 4 Wetlands View, Yarra Glen	\$660,010	17/5/17

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.