

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

70 Forest Street, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$2,100,000

&

\$2,200,000

Median sale price

Median price \$759,250

Property Type House

Suburb Yarra Glen

Period - From 07/10/2020

to 06/10/2021

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	973 Melba Hwy YARRA GLEN 3775	\$2,111,000	04/06/2021
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:

07/10/2021 13:41

70 Forest Street, Yarra Glen Vic 3775

Bill Verhagen

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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

07/10/2020 - 06/10/2021: \$759,250



5 3 4

Property Type: House

Land Size: 21367 sqm approx

Agent Comments

Comparable Properties



973 Melba Hwy YARRA GLEN 3775 (REI)

Agent Comments

8 4 6

Price: \$2,111,000

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 21448.36 sqm approx

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.

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