

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

159 Willow Bend Drive, Steels Creek Vic 3775

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price*

Median price

Property Type

Suburb

Steels Creek

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	272 Steels Creek Rd YARRA GLEN 3775	\$2,200,000	27/07/2021
2	973 Melba Hwy YARRA GLEN 3775	\$2,111,000	04/06/2021
3	53 Henderson Rd YARRA GLEN 3775	\$1,950,000	02/12/2021

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/06/2022 17:13

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

159 Willow Bend Drive, Steels Creek Vic 3775

Bill Verhagen

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Property Type: House

Land Size: 161874 sqm approx

Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
No median price available

Comparable Properties



272 Steels Creek Rd YARRA GLEN 3775 (REI) **Agent Comments**



Price: \$2,200,000

Method: Sale by Tender

Date: 27/07/2021

Property Type: House (Res)

Land Size: 323289 sqm approx



973 Melba Hwy YARRA GLEN 3775 (REI/VG) **Agent Comments**



Price: \$2,111,000

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 21448.36 sqm approx



53 Henderson Rd YARRA GLEN 3775 (REI/VG) **Agent Comments**



Price: \$1,950,000

Method: Private Sale

Date: 02/12/2021

Property Type: House

Land Size: 20234.30 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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