

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

30 Steels Creek Road, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$875,000 & \$925,000

Median sale price

Median price \$763,500 Property Type House Suburb Yarra Glen

Period - From 01/10/2020 to 30/09/2021 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	20 Ellis Rd YARRA GLEN 3775	\$875,000	13/10/2021
2	43 Symonds St YARRA GLEN 3775	\$812,000	25/05/2021
3	5 Irvine Cr YARRA GLEN 3775	\$710,000	14/04/2021

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:

15/11/2021 14:05

30 Steels Creek Road, Yarra Glen Vic 3775



Property Type: House (Previously Occupied - Detached)
Land Size: 1298 sqm approx
Agent Comments

Indicative Selling Price
\$875,000 - \$925,000
Median House Price
Year ending September 2021: \$763,500

Comparable Properties



20 Ellis Rd YARRA GLEN 3775 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 13/10/2021
Property Type: House



43 Symonds St YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$812,000
Method: Private Sale
Date: 25/05/2021
Property Type: House (Res)
Land Size: 987 sqm approx



5 Irvine Cr YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 14/04/2021
Rooms: 7
Property Type: House
Land Size: 1134 sqm approx

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



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