## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address | 1 Amalia Close, Yarra Glen Vic 3775

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$925,000									
Median sale price										
Median price	\$813,500	Pro	operty Type	Ηοι	ise		Suburb	Yarra Glen		
Period - From	03/10/2022	to	02/10/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	16 Emary Ct YARRA GLEN 3775	\$860,000	02/05/2023
2	14 Symonds St YARRA GLEN 3775	\$855,000	31/08/2023
3	1 Jules Ct YARRA GLEN 3775	\$850,000	14/06/2023

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:

03/10/2023 13:16



1 Amalia Close, Yarra Glen Vic 3775







Rooms: 2 Property Type: House (Res) Land Size: 752 sqm approx Agent Comments

**Indicative Selling Price** \$925,000 **Median House Price** 03/10/2022 - 02/10/2023: \$813,500

# **Comparable Properties**



16 Emary Ct YARRA GLEN 3775 (VG)

14 Symonds St YARRA GLEN 3775 (REI)

2

**6** 2



Price: \$860,000 Method: Sale Date: 02/05/2023 Property Type: House (Res) Land Size: 887 sqm approx

Agent Comments

Agent Comments



Price: \$855,000 Method: Private Sale Date: 31/08/2023 Property Type: House

Land Size: 868 sqm approx

4

1 Jules Ct YARRA GLEN 3775 (VG)

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Agent Comments



Price: \$850.000 Method: Sale Date: 14/06/2023 Property Type: House (Res) Land Size: 933 sqm approx

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



propertydata

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