

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

1 Amalia Close, Yarra Glen Vic 3775

Indicative selling price

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

Single price

\$925,000

Median sale price

Median price

\$813,500

Property Type

House

Suburb

Yarra Glen

Period - From

03/10/2022

to

02/10/2023

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	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



4 2 2

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 Emory Ct YARRA GLEN 3775 (VG)

Agent Comments

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



14 Symonds St YARRA GLEN 3775 (REI)

Agent Comments

4 2 2

Price: \$855,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 868 sqm approx

1 Jules Ct YARRA GLEN 3775 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 14/06/2023
Property Type: House (Res)
Land Size: 933 sqm approx