

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

14 Miriam Drive, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$759,250 Property Type House Suburb Yarra Glen

Period - From 12/10/2020 to 11/10/2021 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	8 Amalia Ct YARRA GLEN 3775	\$985,000	30/06/2021
2	19 Kameel Dr YARRA GLEN 3775	\$985,000	10/05/2021
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: 12/10/2021 10:27

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Rooms: 6
Property Type: House
Land Size: 763 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median House Price
12/10/2020 - 11/10/2021: \$759,250

Comparable Properties

8 Amalia CI YARRA GLEN 3775 (VG)

Agent Comments

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Price: \$985,000
Method: Sale
Date: 30/06/2021
Property Type: House (Res)
Land Size: 770 sqm approx



19 Kameel Dr YARRA GLEN 3775 (REI/VG)

Agent Comments

 4  2  2

Price: \$985,000
Method: Private Sale
Date: 10/05/2021
Property Type: House (Res)
Land Size: 1000 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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