

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

25 FRANCES AVENUE YARRA GLEN VIC 3775

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$749,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$904,000

Property type

House

Suburb

Yarra Glen

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

945 MELBA HIGHWAY YARRA GLEN VIC 3775	\$760,000	23-Mar-22
33 FOREST STREET YARRA GLEN VIC 3775	\$692,500	13-Mar-22
11 YARRA STREET YARRA GLEN VIC 3775	\$790,000	12-May-22

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 6 months.~~

This Statement of Information was prepared on: 06 August 2022


945 MELBA HIGHWAY YARRA GLEN VIC 3775
 3  1  2

Sold Price **\$760,000** Sold Date **23-Mar-22**

Distance **0.29km**

33 FOREST STREET YARRA GLEN VIC 3775
 3  1  2

Sold Price **\$692,500** Sold Date **13-Mar-22**

Distance **0.81km**

11 YARRA STREET YARRA GLEN VIC 3775
 3  1  4

Sold Price **\$790,000** Sold Date **12-May-22**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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