

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

41 Pinoak Drive, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$735,000

&

\$765,000

Median sale price

Median price \$852,750

Property Type House

Suburb Yarra Glen

Period - From 02/09/2021

to

01/09/2022

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	11 Yarra St YARRA GLEN 3775	\$790,000	12/05/2022
2	2 St James Tce YARRA GLEN 3775	\$765,000	20/05/2022
3	945 Melba Hwy YARRA GLEN 3775	\$760,000	23/03/2022

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:

02/09/2022 17:29



3 2 2

Property Type: House

Land Size: 449 sqm approx

Agent Comments

Comparable Properties



11 Yarra St YARRA GLEN 3775 (VG)

Agent Comments

3 - -

Price: \$790,000

Method: Sale

Date: 12/05/2022

Property Type: House (Res)

Land Size: 772 sqm approx



2 St James Tce YARRA GLEN 3775 (REI/VG)

Agent Comments

3 2 2

Price: \$765,000

Method: Private Sale

Date: 20/05/2022

Property Type: House

Land Size: 297 sqm approx

945 Melba Hwy YARRA GLEN 3775 (VG)

Agent Comments

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Price: \$760,000

Method: Sale

Date: 23/03/2022

Property Type: House (Res)

Land Size: 1073 sqm approx