

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

9a Anzac Avenue, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$885,000 & \$925,000

Median sale price

Median price \$847,500 Property Type House Suburb Yarra Glen

Period - From 12/10/2021 to 11/10/2022 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	27a Forest St YARRA GLEN 3775	\$1,120,000	19/07/2022
2	13 Semillon Ct YARRA GLEN 3775	\$980,000	17/05/2022
3	948 Melba Hwy YARRA GLEN 3775	\$885,000	22/07/2022

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:

12/10/2022 08:26



 4  2  2

Property Type: House

Land Size: 512 sqm approx

Agent Comments

Comparable Properties



27a Forest St YARRA GLEN 3775 (REI)

Agent Comments

 4  2  4

Price: \$1,120,000

Method: Private Sale

Date: 19/07/2022

Property Type: House

Land Size: 1795 sqm approx

13 Semillon Ct YARRA GLEN 3775 (VG)

Agent Comments

 3  -  -

Price: \$980,000

Method: Sale

Date: 17/05/2022

Property Type: House (Res)

Land Size: 1011 sqm approx



948 Melba Hwy YARRA GLEN 3775 (VG)

Agent Comments

 3  -  -

Price: \$885,000

Method: Sale

Date: 22/07/2022

Property Type: House (Res)

Land Size: 786 sqm approx