

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

Range between \$875,000

&

\$915,000

Median sale price

Median price \$777,500

Property Type House

Suburb Yarra Glen

Period - From 27/10/2020

to

26/10/2021

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 | 6 Kameel Dr YARRA GLEN 3775 | \$959,000 | 23/02/2021 |
| 2 | 15 Shadi Rise YARRA GLEN 3775 | \$940,500 | 27/04/2021 |
| 3 | 20 Ellis Rd YARRA GLEN 3775 | \$875,000 | 13/10/2021 |

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:

27/10/2021 10:12

1 Amalia Close, Yarra Glen Vic 3775

Bill Verhagen

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Indicative Selling Price

\$875,000 - \$915,000

Median House Price

27/10/2020 - 26/10/2021: \$777,500



4 2 2

Property Type: House (Res)

Land Size: 752 sqm approx

Agent Comments

Comparable Properties

6 Kameel Dr YARRA GLEN 3775 (VG)

Agent Comments

4 - -

Price: \$959,000

Method: Sale

Date: 23/02/2021

Property Type: House (Res)

Land Size: 1000 sqm approx



15 Shadi Rise YARRA GLEN 3775 (REI/VG)

Agent Comments

3 2 3

Price: \$940,500

Method: Private Sale

Date: 27/04/2021

Property Type: House

Land Size: 1000 sqm approx



20 Ellis Rd YARRA GLEN 3775 (REI)

Agent Comments

3 2 2

Price: \$875,000

Method: Private Sale

Date: 13/10/2021

Property Type: House

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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