

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3 Kane Court, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$985,000 & \$1,025,000

Median sale price

Median price \$750,000 Property Type House Suburb Yarra Glen

Period - From 01/07/2020 to 30/06/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	19 Kameel Dr YARRA GLEN 3775	\$985,000	10/05/2021
2	6 Kameel Dr YARRA GLEN 3775	\$959,000	23/02/2021
3	8 Kameel Dr YARRA GLEN 3775	\$1,015,000	15/02/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28/07/2021 11:18

3 Kane Court, Yarra Glen Vic 3775

William Verhagen

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Indicative Selling Price

\$985,000 - \$1,025,000

Median House Price

Year ending June 2021: \$750,000



Property Type: Land

Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



19 Kameel Dr YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 10/05/2021

Property Type: House (Res)

Land Size: 1000 sqm approx

6 Kameel Dr YARRA GLEN 3775 (VG)

Agent Comments



Price: \$959,000

Method: Sale

Date: 23/02/2021

Property Type: House (Res)

Land Size: 1000 sqm approx



8 Kameel Dr YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$1,015,000

Method: Private Sale

Date: 15/02/2021

Property Type: House

Land Size: 1000 sqm approx

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