

## 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

12 Forest Street Yarra Glen VIC 3775

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,500

Property type

House

Suburb

Yarra Glen

Period-from

01 May 2020

to

30 Apr 2021

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

5 Irvine Crescent Yarra Glen VIC 3775	\$710,000	14-Apr-21
5 Yarra Street Yarra Glen VIC 3775	\$706,600	25-Mar-21
9 Irvine Crescent Yarra Glen VIC 3775	\$685,000	14-May-21

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: 18 May 2021

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**5 Irvine Crescent Yarra Glen VIC 3775**

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**14-Apr-21**

3 1 2

Distance

**0.73km**



**5 Yarra Street Yarra Glen VIC 3775**

Sold Price

<sup>RS</sup> **\$706,600**

Sold Date

**25-Mar-21**

3 1 2

Distance

**0.74km**



**9 Irvine Crescent Yarra Glen VIC 3775**

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date

**14-May-21**

3 1 3

Distance

**0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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