

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

2/37 PINOAK DRIVE YARRA GLEN VIC 3775

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Yarra Glen

Period-from

01 Jan 2022

to

31 Dec 2022

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

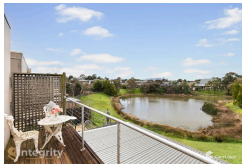
Date of sale

3/18 PINOAK DRIVE YARRA GLEN VIC 3775	\$600,000	27-Sep-22
7 SACHA COURT YARRA GLEN VIC 3775	\$640,000	20-Aug-22

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: 16 January 2023

**3/18 PINOAK DRIVE YARRA GLEN VIC 3775**

Sold Price

\$600,000

Sold Date

27-Sep-22

3



2



1

Distance

0.15km**7 SACHA COURT YARRA GLEN VIC 3775**

Sold Price

\$640,000

Sold Date

20-Aug-22

3



2



2

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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