

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

3A FARRELL AVENUE 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Yarra Glen

Period-from

01 May 2022

to

30 Apr 2023

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

71 PINOAK DRIVE YARRA GLEN VIC 3775	750000	02-Feb-23
65 PINOAK DRIVE YARRA GLEN VIC 3775	710000	18-Dec-22
20 ARMSTRONG GROVE YARRA GLEN VIC 3775	760000	13-Dec-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: 25 May 2023



**71 PINOAK DRIVE YARRA GLEN
VIC 3775**

 3  2  2

Sold Price

750000

Sold Date **02-Feb-23**

Distance **0.62km**



**65 PINOAK DRIVE YARRA GLEN
VIC 3775**

 3  2  1

Sold Price

710000

Sold Date **18-Dec-22**

Distance **0.66km**



**20 ARMSTRONG GROVE YARRA
GLEN VIC 3775**

 3  2  1

Sold Price

760000

Sold Date **13-Dec-22**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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