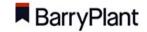
Statement of Information

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	3 Armstrong Grove, Yarra Glen Vic 3775							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price \$550,000								
Median sale price								
Median price \$705,0	00	Property Type	House		Suburb	Yarra Glen		
Period - From 29/09/2	From 29/09/2019 to 28/09/2020 Source REI				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					Pr	ice	Date of sale	
1								
2								
3								
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:						29/09/2020 22:53		







Indicative Selling Price \$550,000 Median House Price

29/09/2019 - 28/09/2020: \$705,000



Property Type: House
Land Size: 600 sqm approx
Agent Comments

Comparable Properties

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



