Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 509 Yan Yean Road, Yarrambat Vic 3091

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|---------------|-------------------|------------|-----|-------------|------|--------|-----------|--|
| Range betwee | n \$1,215,000 | | & | | \$1,336,500 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,360,000 | Property Type Hou | | Hou | se | | Suburb | Yarrambat | |
| Period - From | 01/04/2019 | to | 31/03/2020 | | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1 | 1 Jeffrey Dr YARRAMBAT 3091 | \$2,300,000 | 08/05/2020 |
| 2 | 124 North Oatlands Rd YARRAMBAT 3091 | \$2,185,000 | 17/02/2020 |
| 3 | 50 Clarke Rd YARRAMBAT 3091 | \$1,055,000 | 19/05/2020 |

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:

06/07/2020 12:23



509 Yan Yean Road, Yarrambat Vic 3091

Harcourts Rata & Co

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Property Type: House Land Size: 9880 sqm approx Agent Comments Indicative Selling Price \$1,215,000 - \$1,336,500 Median House Price Year ending March 2020: \$1,360,000

Comparable Properties

| 1 Jeffrey Dr YARRAMBAT 3091 (REI) 5 2 2 2 Price: \$2,300,000 Method: Private Sale Date: 08/05/2020 Rooms: 6 Property Type: House Land Size: 16026 sqm approx | Agent Comments |
|--|----------------|
| 124 North Oatlands Rd YARRAMBAT 3091 (REI) 4 4 3 6 Price: \$2,185,000 Method: Private Sale Date: 17/02/2020 Property Type: House (Res) Land Size: 10117.14 sqm approx | Agent Comments |
| 50 Clarke Rd YARRAMBAT 3091 (REI) 4 1 2 Price: \$1,055,000 Method: Private Sale Date: 19/05/2020 Rooms: 6 Property Type: House (Res) Land Size: 20234.28 sqm approx | Agent Comments |

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.