

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

509 Yan Yean Road, Yarrambat Vic 3091

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,215,000

&

\$1,336,500

Median sale price

Median price \$1,360,000

Property Type House

Suburb Yarrambat

Period - From 01/04/2019

to

31/03/2020

Source 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	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



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)

Agent Comments



Price: \$2,300,000
Method: Private Sale
Date: 08/05/2020
Rooms: 6
Property Type: House
Land Size: 16026 sqm approx



124 North Oatlands Rd YARRAMBAT 3091 (REI)

Agent Comments



Price: \$2,185,000
Method: Private Sale
Date: 17/02/2020
Property Type: House (Res)
Land Size: 10117.14 sqm approx



50 Clarke Rd YARRAMBAT 3091 (REI)

Agent Comments



Price: \$1,055,000
Method: Private Sale
Date: 19/05/2020
Rooms: 6
Property Type: House (Res)
Land Size: 20234.28 sqm approx