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.