

# 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 38 King Street, Yarra Glen Vic 3775

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$670,000

### Median sale price

Median price \$695,000 Property type House Suburb Yarra Glen

Period - From 01/07/2020 to 30/09/2020 Source REIV

### Comparable property sales

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
57 Pinoak Drive, Yarra Glen Vic 3775	\$670,500	30/10/2020
5 Sacha Court, Yarra Glen Vic 3775	\$640,000	25/06/2020
71 Bell Street, Yarra Glen Vic 3775	\$632,000	23/06/2020

This Statement of Information was prepared on: 27-11-2020