

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

20 Pinoak Drive, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$765,000 & \$815,000

Median sale price

Median price \$763,500 Property Type House Suburb Yarra Glen

Period - From 01/10/2020 to 30/09/2021 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	4 Panorama CI YARRA GLEN 3775	\$785,000	18/11/2021
2	12 Forest St YARRA GLEN 3775	\$775,000	20/07/2021
3	6 Farrell Av YARRA GLEN 3775	\$735,000	31/07/2021

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:

15/12/2021 16:43

20 Pinoak Drive, Yarra Glen Vic 3775

Bill Verhagen

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Indicative Selling Price

\$765,000 - \$815,000

Median House Price

Year ending September 2021: \$763,500



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 405 sqm approx

Agent Comments

Comparable Properties



4 Panorama CI YARRA GLEN 3775 (REI/VG)

Agent Comments

3 2 2

Price: \$785,000

Method: Private Sale

Date: 18/11/2021

Property Type: House

Land Size: 361 sqm approx

12 Forest St YARRA GLEN 3775 (VG)

Agent Comments

4 - -

Price: \$775,000

Method: Sale

Date: 20/07/2021

Property Type: House (Res)

Land Size: 1011 sqm approx



6 Farrell Av YARRA GLEN 3775 (VG)

Agent Comments

3 - -

Price: \$735,000

Method: Sale

Date: 31/07/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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