

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

53 North Oatlands Road, Yarrambat Vic 3091

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,676,500

Property Type House

Suburb Yarrambat

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	171 North Oatlands Rd YARRAMBAT 3091	\$2,700,000	12/08/2021
2	24 Plenty Views Blvd PLENTY 3090	\$2,400,000	21/09/2021
3			

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:

15/10/2021 14:42



 5  4  10

Rooms: 11

Property Type: House

Land Size: 12140 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending September 2021: \$1,676,500

Comparable Properties



171 North Oatlands Rd YARRAMBAT 3091 (VG) **Agent Comments**

 5  -  -

Price: \$2,700,000

Method: Sale

Date: 12/08/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 22700 sqm approx



24 Plenty Views Blvd PLENTY 3090 (REI)

Agent Comments

 4  5  3

Price: \$2,400,000

Method: Private Sale

Date: 21/09/2021

Property Type: House

Land Size: 4099 sqm approx

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.