

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

31 YARRAVIEW ROAD YARRA GLEN VIC 3775

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Yarra Glen

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

945 MELBA HIGHWAY YARRA GLEN VIC 3775	\$760,000	23-Mar-22
7 SAYLE STREET YARRA GLEN VIC 3775	\$800,000	24-Feb-22
3 ARMSTRONG GROVE YARRA GLEN VIC 3775	\$772,000	30-Nov-21

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 6 months.

This Statement of Information was prepared on: 09 January 2023

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**945 MELBA HIGHWAY YARRA
GLEN VIC 3775**

3 1 2

Sold Price **\$760,000** Sold Date **23-Mar-22**Distance **0.67km****7 SAYLE STREET YARRA GLEN VIC
3775**

3 1 2

Sold Price **\$800,000** Sold Date **24-Feb-22**Distance **0.82km****3 ARMSTRONG GROVE YARRA
GLEN VIC 3775**

3 1 2

Sold Price **\$772,000** Sold Date **30-Nov-21**Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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