

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

5 Irvine Crescent, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$665,000

&

\$695,000

Median sale price

Median price \$775,500

Property Type House

Suburb Yarra Glen

Period - From 01/10/2020

to

31/12/2020

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	38 King St, Yarra Glen, Vic 3775, Australia	\$650,107	22/01/2021
2	57 Pinoak Dr YARRA GLEN 3775	\$670,500	30/10/2020
3	110 Yarraview Rd YARRA GLEN 3775	\$660,000	17/11/2020

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:

12/04/2021 10:21

5 Irvine Crescent, Yarra Glen Vic 3775



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1126 sqm approx
Agent Comments

Indicative Selling Price
\$665,000 - \$695,000
Median House Price
December quarter 2020: \$775,500

Comparable Properties

38 King St, Yarra Glen, Vic 3775, Australia
(REI)

Agent Comments

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Price: \$650,107
Method:
Date: 22/01/2021
Property Type: House



57 Pinoak Dr YARRA GLEN 3775 (REI/VG)

Agent Comments

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Price: \$670,500
Method: Private Sale
Date: 30/10/2020
Property Type: House
Land Size: 418 sqm approx

110 Yarraview Rd YARRA GLEN 3775 (VG)

Agent Comments

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Price: \$660,000
Method: Sale
Date: 17/11/2020
Property Type: House (Res)
Land Size: 1034 sqm approx

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