Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	24 North Oatlands Road, Yarrambat Vic 3091
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

Median sale price

Median price \$1,895,000	Property Type	House	Suburb	Yarrambat
Period - From 01/04/2021	to 31/03/2022	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	10 Jeffrey Dr YARRAMBAT 3091	\$2,135,000	08/04/2022
2	97 Eisemans Rd YARRAMBAT 3091	\$2,045,000	10/12/2021
3			

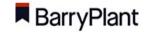
OR

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:	18/05/2022 12:24



Date of sale







Rooms: 7

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 13050 sqm approx

Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price

Year ending March 2022: \$1,895,000

Comparable Properties



10 Jeffrey Dr YARRAMBAT 3091 (REI)

4





Price: \$2,135,000

Method: Sold Before Auction

Date: 08/04/2022

Property Type: House (Res) Land Size: 9592 sqm approx **Agent Comments**



97 Eisemans Rd YARRAMBAT 3091 (REI/VG)

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Price: \$2,045,000 Method: Private Sale Date: 10/12/2021 Property Type: House Land Size: 8187 sqm approx Agent Comments

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.

Account - Barry Plant | P: 03 94381133



