

# 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

24 North Oatlands Road, Yarrambat Vic 3091

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 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	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



 4  2  2

**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)**

**Agent Comments**

 4  2  7

**Price:** \$2,135,000

**Method:** Sold Before Auction

**Date:** 08/04/2022

**Property Type:** House (Res)

**Land Size:** 9592 sqm approx



**97 Eisemans Rd YARRAMBAT 3091 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,045,000

**Method:** Private Sale

**Date:** 10/12/2021

**Property Type:** House

**Land Size:** 8187 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.

**Account - Barry Plant | P: 03 94381133**