

Date: 5/3/18

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 4/8 Armstrong Grove, Yarra Glen

Indicative selling price

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

Single price \$599,950

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$405,000

*House

*Unit yes

Suburb Yarra Glen

Period – From Feb 2017 to Jan 2018

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 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 – 3 Frances Avenue Yarra Glen 3775	\$635,000	29/08/2017
2 – 6 Farrell Avenue Yarra Glen 3775	\$640,000	13/09/2017
3 – 57 Pinoak Drive Yarra Glen 3775	\$559,002	25/11/2017

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.