

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

14 Gibbs 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

House

Suburb

Yarra Glen

Period-from

01 Nov 2020

to

31 Oct 2021

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

24 Japonica Drive Yarra Glen VIC 3775	\$1,500,000	13-Nov-20
24 Hutchinson Road Yarra Glen VIC 3775	\$1,300,000	01-Apr-21
213 Glenview Road Yarra Glen VIC 3775	\$1,525,000	23-Mar-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: 15 November 2021

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24 Japonica Drive Yarra Glen VIC 3775

Sold Price

\$1,500,000

Sold Date

13-Nov-20



4



2



5

Distance

0.62km



24 Hutchinson Road Yarra Glen VIC 3775

Sold Price

\$1,300,000

Sold Date

01-Apr-21



5



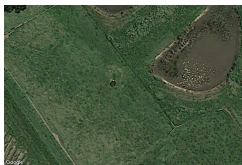
2



2

Distance

2.76km



213 Glenview Road Yarra Glen VIC 3775

Sold Price

\$1,525,000

Sold Date

23-Mar-21



4



2



2

Distance

3.53km

RS = Recent sale

UN = Undisclosed Sale

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