

# 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

19 Kameel Drive, Yarra Glen Vic 3775

### Indicative selling price

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

Range between \$945,000 & \$985,000

### Median sale price

Median price \$715,800 Property Type House Suburb Yarra Glen

Period - From 01/01/2021 to 31/03/2021 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	963 Melba Hwy, Yarra Glen, Vic 3775, Australia	\$965,000	25/03/2021
2	8 Kameel Dr, Yarra Glen, Vic 3775, Australia	\$1,015,000	15/02/2021
3	6 Kameel Dr YARRA GLEN 3775	\$959,000	23/02/2021

**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:

04/05/2021 13:20

19 Kameel Drive, Yarra Glen Vic 3775



 3    2    2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$945,000 - \$985,000  
**Median House Price**  
March quarter 2021: \$715,800

## Comparable Properties

963 Melba Hwy, Yarra Glen, Vic 3775, Australia   **Agent Comments**  
(REI)

 4    2    2

**Price:** \$965,000  
**Method:**  
**Date:** 25/03/2021  
**Property Type:** House

8 Kameel Dr, Yarra Glen, Vic 3775, Australia   **Agent Comments**  
(REI)

 4    2    3

**Price:** \$1,015,000  
**Method:**  
**Date:** 15/02/2021  
**Property Type:** House

6 Kameel Dr YARRA GLEN 3775 (VG)   **Agent Comments**

 4    -    -

**Price:** \$959,000  
**Method:** Sale  
**Date:** 23/02/2021  
**Property Type:** House (Res)  
**Land Size:** 1000 sqm approx

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