

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

3 Jules Court, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$740,000

&

\$770,000

Median sale price

Median price \$695,000

Property Type House

Suburb Yarra Glen

Period - From 01/10/2019

to

30/09/2020

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	53 Yarraview Rd, Yarra Glen, Vic 3775, Australia	\$750,000	31/10/2020
2	25 Forest St YARRA GLEN 3775	\$762,000	12/11/2020
3	38 Ellis Rd YARRA GLEN 3775	\$756,500	20/10/2020

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:

14/12/2020 15:53

3 Jules Court, Yarra Glen Vic 3775



 3  2  0

Property Type: House
Land Size: 960 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$770,000
Median House Price
Year ending September 2020: \$695,000

Comparable Properties

53 Yarraview Rd, Yarra Glen, Vic 3775,
Australia (REI)

Agent Comments

 4  3  2

Price: \$750,000
Method:
Date: 31/10/2020
Property Type: House



25 Forest St YARRA GLEN 3775 (REI)

Agent Comments

 3  3  4

Price: \$762,000
Method: Private Sale
Date: 12/11/2020
Property Type: House
Land Size: 933 sqm approx



38 Ellis Rd YARRA GLEN 3775 (REI/VG)

Agent Comments

 3  2  4

Price: \$756,500
Method: Private Sale
Date: 20/10/2020
Property Type: House
Land Size: 913 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.