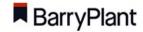
## Statement of Information

## 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 27a Forest Street, Yarra Glen Vic 3775										
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$1,100,000				&		\$1,200,000				
Median sale price										
Medi	ian price	\$920,500	Pro	operty Type	House	е		Suburb	Yarra Glen	
Period	d - From	01/04/2021	to	31/03/2022		Sc	urce	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								Р	rice	Date of sale
1										
2										
3										
OR										
В*		te agent or age es were sold wit								
		Thic St	atam	ent of Informa	ation	was nren	ared	on:	10/04/0	222 15:00









Property Type: House (Previously Occupied - Detached)

Land Size: 1798 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** 

Year ending March 2022: \$920,500

## Comparable Properties

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 9725 9855 | F: 03 9725 2454



