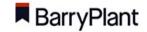
Statement of Information

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 11 Farrell Avenue, Yarra Glen Vic 3775							
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$675,000 & \$			\$705,000				
Median sale price							
Media	an price \$737,500 Proper	rty Type House	e	Sub	urb	Yarra Glen	
Period	- From 26/10/2019 to 25/	/10/2020	Sourc	e REI\	/		
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.						
Addre	ss of comparable property				Pr	ice	Date of sale
1							
2							
3							
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 prepare	ed on:		26/10/20	20 15:16





Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$675,000 - \$705,000 Median House Price 26/10/2019 - 25/10/2020: \$737,500





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



