

Date: 17/5/17  
Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode 38 King Street, 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 \$550,000 & \$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$550,000 \*House ☒ \*Unit ☐ Suburb Yarra Glen

Period - From Jan 2017 to Feb 2017 Source RP DATA

### 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 – 16 Miriam Drive, Yarra Glen	\$530,000	18/11/2016
2 – 59 Pinoak Drive, Yarra Glen	\$510,000	21/11/2016
3 – 11 Oliver Street, Yarra Glen	\$595,000	28/3/2017

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.