## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Cruz Court, Yarra Glen Vic 3775

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$750,000		&		\$790,000			
Median sale p	rice							
Median price	\$737,500	Pro	operty Type	House			Suburb	Yarra Glen
Period - From	26/10/2019	to	25/10/2020		So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	17 Cruz Ct YARRA GLEN 3775	\$789,000	02/10/2020
2			
3			

#### OR

**B**<sup>\*</sup> 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:

26/10/2020 15:12







Property Type: Agent Comments Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$750,000 - \$790,000 Median House Price 26/10/2019 - 25/10/2020: \$737,500

# **Comparable Properties**



17 Cruz Ct YARRA GLEN 3775 (REI)



Price: \$789,000 Method: Private Sale Date: 02/10/2020 Property Type: House Land Size: 543 sqm approx Agent Comments

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



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.