

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

6 Sayle Street, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$785,000

&

\$810,000

Median sale price

Median price \$850,000

Property Type House

Suburb Yarra Glen

Period - From 13/06/2023

to

12/06/2024

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	4 Emary Ct YARRA GLEN 3775	\$810,000	11/04/2024
2	3 Panorama CI YARRA GLEN 3775	\$785,000	21/03/2024
3	58 Bell St YARRA GLEN 3775	\$750,000	13/05/2024

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:

13/06/2024 15:44



Property Type: House (Res)

Land Size: 1129 sqm approx

Agent Comments

Comparable Properties



4 Emory Ct YARRA GLEN 3775 (VG)

Agent Comments



Price: \$810,000

Method: Sale

Date: 11/04/2024

Property Type: House (Res)

Land Size: 791 sqm approx



3 Panorama CI YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 21/03/2024

Property Type: Townhouse (Single)

Land Size: 344 sqm approx



58 Bell St YARRA GLEN 3775 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 13/05/2024

Property Type: House

Land Size: 999 sqm approx