

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode

662 YARCK ROAD, GOBUR VIC 3719

Indicative selling price

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

Single price 1,100,000

Median sale price

Median price \$544,000

*House x

Suburb
or locality Alexandra

Period - From 30th June 2021

to 30th November 2022

Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 23 Old Fawcett Road Alexandra	\$ 895,000	23/08/2022
2 5958 Maroondah hwy, Alexandra	\$ 895,000	22/09/2022
3 150 Webster Street Alexandra	\$ 1,100,000	07/07/2022