### 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 956 Melba Highway, Yarra Glen Vic 3775

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$759,250	Pro	operty Type	Hou	se		Suburb	Yarra Glen
Period - From	29/09/2020	to	28/09/2021		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.

Address of comparable property	Price	Date of sale
1		
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:

29/09/2021 12:49



956 Melba Highway, Yarra Glen Vic 3775

# BarryPlant





**Property Type:** House (Res) **Land Size:** 911 sqm approx Agent Comments Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price 29/09/2020 - 28/09/2021: \$759,250

## **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





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