

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

272 Steels Creek Road, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$2,200,000 & \$2,300,000

Median sale price

Median price \$745,000 Property Type House Suburb Yarra Glen

Period - From 25/06/2020 to 24/06/2021 Source REIV

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 eighteen 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	973 Melba Hwy YARRA GLEN 3775	\$2,111,000	04/06/2021
2	899 Healesville Yarra Glen Rd YARRA GLEN 3775	\$2,035,000	24/10/2020
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 25/06/2021 16:37

272 Steels Creek Road, Yarra Glen Vic 3775



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 323110 sqm approx
Agent Comments

Bill Verhagen
03 9730 2333
0417 371 987
bill@integrityrealestate.net.au

Indicative Selling Price
\$2,200,000 - \$2,300,000
Median House Price
25/06/2020 - 24/06/2021: \$745,000

Comparable Properties



973 Melba Hwy YARRA GLEN 3775 (REI)

Agent Comments



Price: \$2,111,000
Method: Private Sale
Date: 04/06/2021
Property Type: House
Land Size: 21448.36 sqm approx



899 Healesville Yarra Glen Rd YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$2,035,000
Method: Private Sale
Date: 24/10/2020
Rooms: 16
Property Type: House (Res)
Land Size: 2.64 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888