

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

7 Miriam Drive, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$750,000

&

\$795,000

Median sale price

Median price \$795,000

Property Type House

Suburb Yarra Glen

Period - From 09/05/2022

to

08/05/2023

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	3/10 Armstrong Gr YARRA GLEN 3775	\$826,000	22/12/2022
2	71 Pinoak Dr YARRA GLEN 3775	\$750,000	03/02/2023
3	65 Pinoak Dr YARRA GLEN 3775	\$710,000	24/02/2023

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:

09/05/2023 16:23



3 2 2

Property Type: House

Land Size: 797 sqm approx

Agent Comments

Comparable Properties

3/10 Armstrong Gr YARRA GLEN 3775 (VG)

Agent Comments

3 - -

Price: \$826,000

Method: Sale

Date: 22/12/2022

Property Type: Flat/Unit/Apartment (Res)



71 Pinoak Dr YARRA GLEN 3775 (REI/VG)

Agent Comments

3 2 2

Price: \$750,000

Method: Private Sale

Date: 03/02/2023

Property Type: House

Land Size: 476 sqm approx



65 Pinoak Dr YARRA GLEN 3775 (REI)

Agent Comments

3 2 2

Price: \$710,000

Method: Private Sale

Date: 24/02/2023

Property Type: House

Land Size: 426 sqm approx