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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$750,000		&		\$795,000			
Median sale pi	rice							
Median price	\$795,000	Pro	operty Type	Hou	se		Suburb	Yarra Glen
Period - From	09/05/2022	to	08/05/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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:

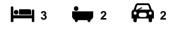
09/05/2023 16:23



7 Miriam Drive, Yarra Glen Vic 3775

Integrity





Property Type: House Land Size: 797 sqm approx Agent Comments Bill Verhagen 03 9730 2333 0417 371 987 bill@integrityrealestate.com.au

Indicative Selling Price \$750,000 - \$795,000 Median House Price 09/05/2022 - 08/05/2023: \$795,000

Comparable Properties

3/10 Armstrong Gr YARRA GLEN 3775 (VG)



Price: \$826,000 Method: Sale Date: 22/12/2022 Property Type: Flat/Unit/Apartment (Res)



Agent Comments



71 Pinoak Dr YARRA GLEN 3775 (REI/VG)

Agent Comments



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



Price: \$710,000 Method: Private Sale Date: 24/02/2023 Property Type: House Land Size: 426 sqm approx

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



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