

# 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

963 Melba Highway, Yarra Glen Vic 3775

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$980,000

### Median sale price

Median price \$756,500 Property Type House Suburb Yarra Glen

Period - From 01/01/2020 to 31/12/2020 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	6 Kameel Dr, Yarra Glen, Vic 3775, Australia	\$959,000	23/02/2021
2	8 Kameel Dr, Yarra Glen, Vic 3775, Australia	\$1,015,000	05/02/2021
3	8 Frances Av, Yarra Glen, Vic 3775, Australia	\$940,000	18/12/2020

**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:

15/03/2021 10:47



**Property Type:** Land  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$960,000 - \$980,000  
**Median House Price**  
Year ending December 2020: \$756,500

## Comparable Properties

**6 Kameel Dr, Yarra Glen, Vic 3775, Australia (REI)**

**Agent Comments**



**Price:** \$959,000  
**Method:**  
**Date:** 23/02/2021  
**Property Type:** House

**8 Kameel Dr, Yarra Glen, Vic 3775, Australia (REI)**

**Agent Comments**



**Price:** \$1,015,000  
**Method:**  
**Date:** 05/02/2021  
**Property Type:** House

**8 Frances Av, Yarra Glen, Vic 3775, Australia (REI)**

**Agent Comments**



**Price:** \$940,000  
**Method:**  
**Date:** 18/12/2020  
**Property Type:** House