

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

27 YARRAVIEW ROAD YARRA GLEN VIC 3775

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Yarra Glen

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

11 IRVINE CRESCENT YARRA GLEN VIC 3775	\$985,000	07-Dec-23
22 CATHERINE COURT YARRA GLEN VIC 3775	\$1,270,000	13-Jun-24
20 CATHERINE COURT YARRA GLEN VIC 3775	\$1,160,000	10-May-24

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 6 months.~~

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11 IRVINE CRESCENT YARRA GLEN VIC 3775

Sold Price

\$985,000

Sold Date

07-Dec-23

4 2 4

Distance

0.54km



22 CATHERINE COURT YARRA GLEN VIC 3775

Sold Price

\$1,270,000

Sold Date

13-Jun-24

4 2 2

Distance

0.58km



20 CATHERINE COURT YARRA GLEN VIC 3775

Sold Price

\$1,160,000

Sold Date

10-May-24

4 2 2

Distance

0.59km



7 CRUZ COURT YARRA GLEN VIC 3775

Sold Price

\$960,000

Sold Date

17-Aug-24

4 2 2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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