

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

6 SHADI RISE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$904,500

Property type

House

Suburb

Yarra Glen

Period-from

01 Jun 2024

to

31 May 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

4 SHADI RISE YARRA GLEN VIC 3775	\$1,170,000	08-May-24
4 KANE COURT YARRA GLEN VIC 3775	\$1,155,000	19-Mar-24
10 NATALIE COURT YARRA GLEN VIC 3775	\$1,590,000	31-Jul-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.~~

This Statement of Information was prepared on: 04 June 2025

**4 SHADI RISE YARRA GLEN VIC 3775**

4 2 3

Sold Price

\$1,170,000Sold Date **08-May-24**

Distance

0.04km**4 KANE COURT YARRA GLEN VIC 3775**

4 3 -

Sold Price

\$1,155,000Sold Date **19-Mar-24**

Distance

0.22km**10 NATALIE COURT YARRA GLEN VIC 3775**

4 2 5

Sold Price

\$1,590,000Sold Date **31-Jul-24**

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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