

# 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

11 Irvine Crescent, 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 \$1,050,000 & \$1,100,000

### Median sale price

Median price \$890,000 Property Type House Suburb Yarra Glen

Period - From 01/10/2022 to 31/12/2022 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	19 Uplands Rd YARRA GLEN 3775	\$1,160,000	26/09/2022
2	4 Semillon Ct YARRA GLEN 3775	\$990,000	24/11/2022
3	9a Anzac Av YARRA GLEN 3775	\$918,000	22/10/2022

**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:

28/02/2023 18:09



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 998 sqm approx

Agent Comments

## Comparable Properties

**19 Uplands Rd YARRA GLEN 3775 (VG)**

Agent Comments



**Price:** \$1,160,000

**Method:** Sale

**Date:** 26/09/2022

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 40244 sqm approx



**4 Semillon Ct YARRA GLEN 3775 (REI/VG)**

Agent Comments



**Price:** \$990,000

**Method:** Private Sale

**Date:** 24/11/2022

**Property Type:** House

**Land Size:** 1000 sqm approx



**9a Anzac Av YARRA GLEN 3775 (REI/VG)**

Agent Comments



**Price:** \$918,000

**Method:** Private Sale

**Date:** 22/10/2022

**Property Type:** House

**Land Size:** 512 sqm approx