Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 20 Catherine Court, Yarra Glen Vic 3775

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,190,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$845,000	Pro	operty Type	Hou	ise		Suburb	Yarra Glen
Period - From	01/04/2023	to	31/03/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/2a Frances Av YARRA GLEN 3775	\$1,280,000	12/02/2024
2	4 Kane Ct YARRA GLEN 3775	\$1,155,000	10/04/2024
3			

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:

16/04/2024 10:46



20 Catherine Court, Yarra Glen Vic 3775

BARRYPLANT





Property Type: House Land Size: 783 sqm approx Agent Comments Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$1,190,000 - \$1,250,000 Median House Price Year ending March 2024: \$845,000

Comparable Properties



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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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