

# 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 405 Yan Yean Road, Yarrambat Vic 3091

### Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$2,100,000 Property Type House Suburb Yarrambat

Period - From 01/10/2022 to 30/09/2023 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	401 Yan Yean Rd YARRAMBAT 3091	\$1,701,000	10/08/2023
2	370 Yan Yean Rd YARRAMBAT 3091	\$1,575,000	31/05/2023
3	224-234 Heard Av PLENTY 3090	\$1,500,000	07/09/2023

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: 16/11/2023 15:12



6   
 2   
 2

**Property Type:** Houes  
**Land Size:** 8,684 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,600,000  
**Median House Price**  
 Year ending September 2023: \$2,100,000

## Comparable Properties



**401 Yan Yean Rd YARRAMBAT 3091 (REI/VG)**    Agent Comments

5   
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 12

**Price:** \$1,701,000  
**Method:** Private Sale  
**Date:** 10/08/2023  
**Property Type:** House  
**Land Size:** 9430 sqm approx



**370 Yan Yean Rd YARRAMBAT 3091 (REI/VG)**    Agent Comments

4   
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 3

**Price:** \$1,575,000  
**Method:** Private Sale  
**Date:** 31/05/2023  
**Property Type:** House (Res)  
**Land Size:** 25090.53 sqm approx



**224-234 Heard Av PLENTY 3090 (REI)**    Agent Comments

4   
 3   
 4

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 07/09/2023  
**Property Type:** House (Res)  
**Land Size:** 24685.82 sqm approx

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