

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 Sayle Street, Yarra Glen Vic 3775

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000 & \$825,000

Median sale price

Median price \$845,000 Property Type House Suburb Yarra Glen

Period - From 01/04/2023 to 31/03/2024 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	5 Miriam Dr YARRA GLEN 3775	\$850,000	19/12/2023
2	3 Panorama Ct YARRA GLEN 3775	\$785,000	21/03/2024
3	32 Pinoak Dr YARRA GLEN 3775	\$680,000	08/11/2023

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: 18/04/2024 10:35



Property Type: House (Res)

Land Size: 1129 sqm approx

Agent Comments

Comparable Properties



5 Miriam Dr YARRA GLEN 3775 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 19/12/2023

Property Type: House (Res)

Land Size: 785 sqm approx



3 Panorama Ct YARRA GLEN 3775 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 21/03/2024

Property Type: Townhouse (Single)

Land Size: 344 sqm approx



32 Pinoak Dr YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 08/11/2023

Property Type: House

Land Size: 376 sqm approx