

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

67 Pinoak Drive, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$770,000 & \$820,000

Median sale price

Median price \$850,000 Property Type House Suburb Yarra Glen

Period - From 26/06/2023 to 25/06/2024 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	4 Emary Ct YARRA GLEN 3775	\$810,000	11/04/2024
2	81 Bell St YARRA GLEN 3775	\$770,000	01/03/2024
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:

26/06/2024 10:14



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Rooms: 6
Property Type: House
Land Size: 416 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median House Price
26/06/2023 - 25/06/2024: \$850,000

Comparable Properties



4 Emory Ct YARRA GLEN 3775 (VG)

Agent Comments

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Price: \$810,000
Method: Sale
Date: 11/04/2024
Property Type: House (Res)
Land Size: 791 sqm approx

81 Bell St YARRA GLEN 3775 (VG)

Agent Comments

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Price: \$770,000
Method: Sale
Date: 01/03/2024
Property Type: House (Res)
Land Size: 1031 sqm approx

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.

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