

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 71 Bell Street, Yarra Glen VIC 3775

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$745,000 & \$775,000

Median sale price

Median price \$831,000 Property type House Suburb Yarra Glen

Period - From 10/07/2023 to 09/07/2024 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 |
|----------------------------------|-----------|--------------|
| 16 Sayle Street, YARRA GLEN 3775 | \$760,000 | 24.06.2024 |
| 2 | \$ | |
| 3 | \$ | |

This Statement of Information was prepared on: 10th July 2024