

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 8 Catherine Court, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$865,000 & \$895,000

Median sale price

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

Period - From 07/03/2023 to 06/03/2024 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	1 Amalia Ct YARRA GLEN 3775	\$925,000	05/10/2023
2	5 Miriam Dr YARRA GLEN 3775	\$850,000	19/12/2023
3	3 Symonds St YARRA GLEN 3775	\$850,000	28/11/2023

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: 07/03/2024 10:53



Property Type: Land
Land Size: 518 sqm approx
Agent Comments

Indicative Selling Price
\$865,000 - \$895,000
Median House Price
07/03/2023 - 06/03/2024: \$831,000

Comparable Properties



1 Amalia CI YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 05/10/2023
Property Type: House
Land Size: 753 sqm approx



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 Symonds St YARRA GLEN 3775 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 1012 sqm approx