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	52 Kurrak Road, Yarrambat Vic 3091

Indicative selling price

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

Single price $1,280,000

Median sale price

Median price $1,950,000 Property Type House Suburb Yarrambat

Period - From 01/01/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

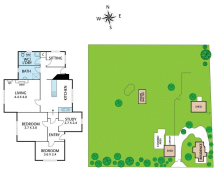
~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	102-112 Browns La PLENTY 3090	$1,380,000	14/02/2022
2	311 Yan Yean Rd PLENTY 3090	$1,125,000	02/12/2021
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: 13/04/2022 18:44



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Property Type:
Agent Comments

Indicative Selling Price
$1,280,000
Median House Price
Year ending December 2021: $1,950,000

Comparable Properties



102-112 Browns La PLENTY 3090 (REI)

- - -

Agent Comments

Price: $1,380,000
Method: Private Sale
Date: 14/02/2022
Property Type: Land



311 Yan Yean Rd PLENTY 3090 (REI/VG)

4 2 4

Agent Comments

Price: $1,125,000
Method: Private Sale
Date: 02/12/2021
Property Type: House (Res)
Land Size: 4700 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.

Account - Jellis Craig | P: 03 94321444

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