

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



## Property offered for sale

Address  
Including suburb and  
postcode

5 Celia Court, Yarra Glen 3775

## Indicative selling price

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

Single price

or range between

\$780,000

&

\$840,000

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$645,000

\*House

yes

\*Unit

Suburb

Yarra Glen

Period – From

Aug 2017

to

July 2018

Source

CoreLogic

## 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 – 14 Miriam Drive, Yarra Glen	\$865,000	26/7/18
2 – 17 Shadi Rise, Yarra Glen	\$803,000	29/3/18
3 – 3 Anzac Avenue, Yarra Glen	\$825,000	23/3/18

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.