

## 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

2407 WARBURTON HIGHWAY YARRA JUNCTION VIC 3797

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Yarra Junction

Period-from

01 Feb 2022

to

31 Jan 2023

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 6 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

5 SUGARGUM CLOSE YARRA JUNCTION VIC 3797	\$660,000	12-Jan-23
2382 WARBURTON HIGHWAY YARRA JUNCTION VIC 3797	\$660,000	18-Dec-22
5 WATERHAVEN PLACE YARRA JUNCTION VIC 3797	\$700,000	30-Nov-22

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 6 months.

This Statement of Information was prepared on: 15 February 2023


**5 SUGARGUM CLOSE YARRA JUNCTION VIC 3797**

 3
  2
  2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**12-Jan-23**

Distance

**1.24km**

**2382 WARBURTON HIGHWAY YARRA JUNCTION VIC 3797**

 3
  1
  1

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**18-Dec-22**

Distance

**0.26km**

**5 WATERHAVEN PLACE YARRA JUNCTION VIC 3797**

 3
  2
  2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**30-Nov-22**

Distance

**1.56km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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