

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

23 Yarra Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$560,000

&

\$595,000

Median sale price

Median price \$735,000

Property Type House

Suburb Yarra Junction

Period - From 01/10/2021

to

30/09/2022

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	32 Mcowan Cr YARRA JUNCTION 3797	\$600,000	12/11/2022
2	3 Cornet Pl YARRA JUNCTION 3797	\$590,000	26/08/2022
3	31 Hilltop Ct YARRA JUNCTION 3797	\$500,000	05/08/2022

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:

14/12/2022 12:20

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Indicative Selling Price

\$560,000 - \$595,000

Median House Price

Year ending September 2022: \$735,000



Property Type: Land

Land Size: 1241 sqm approx

Agent Comments

Comparable Properties



32 Mcowan Cr YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 12/11/2022

Property Type: House

Land Size: 1679 sqm approx



3 Cornet Pl YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 26/08/2022

Property Type: Townhouse (Single)



31 Hilltop Ct YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 05/08/2022

Property Type: House

Land Size: 239 sqm approx