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

2530 Warburton Highway, Yarra Junction Vic 3797

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$645,000		&		\$680,000			
Median sale p	rice							
Median price	\$585,000	Pro	operty Type	Hou	se		Suburb	Yarra Junction
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	44a Upper Crescent Rd YARRA JUNCTION 3797	\$680,000	13/05/2020
2	11a Victoria St YARRA JUNCTION 3797	\$663,500	26/06/2020
3	2659 Warburton Hwy YARRA JUNCTION 3797	\$650,000	16/07/2020

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:

15/10/2020 09:44



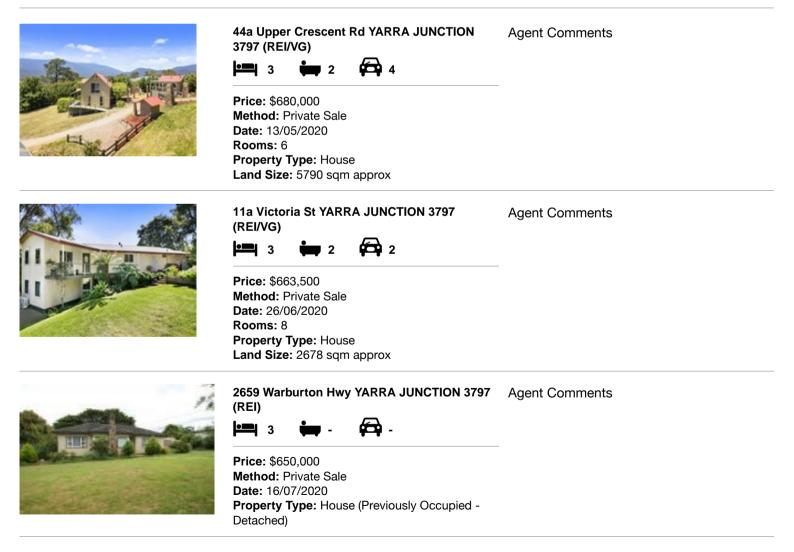






Property Type: house Land Size: 1636 sqm approx Agent Comments Indicative Selling Price \$645,000 - \$680,000 Median House Price Year ending September 2020: \$585,000

Comparable Properties



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