

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$645,000 & \$680,000

### Median sale price

Median price \$585,000 Property Type House Suburb Yarra Junction

Period - From 01/10/2019 to 30/09/2020 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	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



**44a Upper Crescent Rd YARRA JUNCTION 3797 (REI/VG)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 13/05/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 5790 sqm approx



**11a Victoria St YARRA JUNCTION 3797 (REI/VG)**

**Agent Comments**



**Price:** \$663,500  
**Method:** Private Sale  
**Date:** 26/06/2020  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 2678 sqm approx



**2659 Warburton Hwy YARRA JUNCTION 3797 (REI)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 16/07/2020  
**Property Type:** House (Previously Occupied - Detached)