

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

1/6 Birrarrung Rise, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$570,000

&

\$610,000

Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

Yarra Junction

Period - From

08/07/2023

to

07/07/2024

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	3/14a Herbert St YARRA JUNCTION 3797	\$605,000	05/03/2024
2	24 Hilltop Ct YARRA JUNCTION 3797	\$565,000	06/05/2024
3			

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:

08/07/2024 09:36

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Indicative Selling Price

\$570,000 - \$610,000

Median Unit Price

08/07/2023 - 07/07/2024: \$632,500



2 1 1

Property Type: House

Land Size: 315 sqm approx

Agent Comments

Comparable Properties



3/14a Herbert St YARRA JUNCTION 3797 (REI/VG)

Agent Comments

3 2 2

Price: \$605,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Land Size: 255 sqm approx



24 Hilltop Ct YARRA JUNCTION 3797 (REI/VG) **Agent Comments**

3 1 1

Price: \$565,000

Method: Private Sale

Date: 06/05/2024

Property Type: House

Land Size: 280 sqm approx

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.

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