

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

36 Upper Crescent Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$791,000 & \$870,100

Median sale price

Median price \$557,500 House ☒ Unit ☐ Suburb or locality Yarra Junction

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	1850 Warburton Hwy WOORI YALLOCK 3139	\$867,000	02/01/2018
2	2566 Warburton Hwy YARRA JUNCTION 3797	\$850,000	11/10/2017
3	51 McOwan Cr YARRA JUNCTION 3797	\$817,000	20/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.