

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

45 Hoddle Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$410,000 & \$451,000

Median sale price

Median price \$582,500 House X Unit Suburb or locality Yarra Junction

Period - From 01/01/2018 to 31/03/2018 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		
2		
3		

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.

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Indicative Selling Price

\$410,000 - \$451,000

Median House Price

March quarter 2018: \$582,500



2 1 1

Rooms:

Property Type: House

Land Size: 1300 sqm approx

[Agent Comments](#)

Comparable Properties



6 Britannia Creek Rd WESBURN 3799 (REI)

[Agent Comments](#)

2 1 4

Price: \$460,000

Method: Private Sale

Date: 10/08/2017

Rooms: 5

Property Type: House

Land Size: 1393 sqm approx



1 Milners Rd YARRA JUNCTION 3797 (REI)

[Agent Comments](#)

2 1 -

Price: \$420,000

Method: Private Sale

Date: 24/03/2018

Rooms: 4

Property Type: House

Land Size: 545 sqm approx

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.