

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

3 Nature Park Rise, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$630,000

&

\$680,000

Median sale price

Median price

\$594,000

Property Type

House

Suburb

Yarra Junction

Period - From

17/12/2019

to

16/12/2020

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	11a Victoria St YARRA JUNCTION 3797	\$663,500	26/06/2020
2	19 Outlook Av YARRA JUNCTION 3797	\$663,000	12/10/2020
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:

17/12/2020 11:35



 3  2  2

Property Type: House
Land Size: 875 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000
Median House Price
17/12/2019 - 16/12/2020: \$594,000

Comparable Properties



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

Agent Comments

 3  2  2

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



19 Outlook Av YARRA JUNCTION 3797 (REI)

Agent Comments

 3  1  2

Price: \$663,000
Method: Private Sale
Date: 12/10/2020
Property Type: House
Land Size: 1693 sqm approx



2659 Warburton Hwy YARRA JUNCTION 3797 (REI/VG)

Agent Comments

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Price: \$650,000
Method: Private Sale
Date: 16/07/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 4049 sqm approx