

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

17 Douglas Parade, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$735,000

Property Type House

Suburb Yarra Junction

Period - From 01/10/2021

to

30/09/2022

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	15 Wares Rd WESBURN 3799	\$660,000	16/09/2022
2			
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:

16/12/2022 08:55

17 Douglas Parade, Yarra Junction Vic 3797

BELL REAL ESTATE

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Indicative Selling Price

\$650,000 - \$715,000

Median House Price

Year ending September 2022: \$735,000



3 1 1

Property Type: House

Land Size: 1269 sqm approx

Agent Comments

Comparable Properties



15 Wares Rd WESBURN 3799 (REI/VG)

Agent Comments

4 2 2

Price: \$660,000

Method: Private Sale

Date: 16/09/2022

Property Type: House

Land Size: 831 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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



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