

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

3/5 Milners Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$460,000

&

\$490,000

Median sale price

Median price

\$512,275

House

X

Unit

Suburb

Yarra Junction

Period - From

01/01/2017

to

31/12/2017

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	2416 Warburton Hwy YARRA JUNCTION 3797	\$450,000	11/12/2017
2	2/37 Little Yarra Rd YARRA JUNCTION 3797	\$460,000	23/09/2017
3	1/37 Little Yarra Rd YARRA JUNCTION 3797	\$465,000	29/08/2017

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.



 3  2  2

Rooms:
Property Type: Unit
Land Size: 390.9 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median House Price
Year ending December 2017: \$512,275

Comparable Properties



2416 Warburton Hwy YARRA JUNCTION 3797 (REI) **Agent Comments**

 3  1  -

Price: \$450,000
Method: Private Sale
Date: 11/12/2017
Rooms: 6
Property Type: House
Land Size: 497 sqm approx



2/37 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG) **Agent Comments**

 3  2  2

Price: \$460,000
Method: Private Sale
Date: 23/09/2017
Rooms: 7
Property Type: House



1/37 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG) **Agent Comments**

 3  2  2

Price: \$465,000
Method: Private Sale
Date: 29/08/2017
Rooms: 4
Property Type: House
Land Size: 503 sqm approx