



3 1 0

**Rooms:**  
**Property Type:** House  
**Land Size:** 451 sqm  
 Agent Comments

**Indicative Selling Price**  
 \$380,000 - \$418,000  
**Median House Price**  
 March quarter 2017: \$507,500

## Comparable Properties



**2405a Warburton Hwy YARRA JUNCTION 3797** Agent Comments  
 (REI)

3 1 2

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 09/05/2017  
**Rooms:** 5  
**Property Type:** House

**5 Palm PI YARRA JUNCTION 3797 (VG)**

Agent Comments

- - -

**Price:** \$380,000  
**Method:** Sale  
**Date:** 26/01/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 170 sqm



**5/10 Yarra St YARRA JUNCTION 3797 (REI)**

Agent Comments

2 1 1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 10/01/2017  
**Rooms:** 6  
**Property Type:** House

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

1/84 Little Yarra Road, Yarra Junction Vic 3797

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$380,000

&

\$418,000

Median sale price

Median price

\$507,500

House

X

Suburb

Yarra Junction

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2405a Warburton Hwy YARRA JUNCTION 3797	\$410,000	09/05/2017
5 Palm PI YARRA JUNCTION 3797	\$380,000	26/01/2017
5/10 Yarra St YARRA JUNCTION 3797	\$380,000	10/01/2017