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

22 Hilltop Court, Yarra Junction Vic 3797

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$540,000		&		\$570,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Yarra Junction
Period - From	13/03/2023	to	12/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	26 Hilltop Ct YARRA JUNCTION 3797	\$580,000	20/10/2023
2	20 Milners Rd YARRA JUNCTION 3797	\$570,000	23/10/2023
3	4/24 Little Yarra Rd YARRA JUNCTION 3797	\$505,000	10/11/2023

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:

13/03/2024 09:13



22 Hilltop Court, Yarra Junction Vic 3797



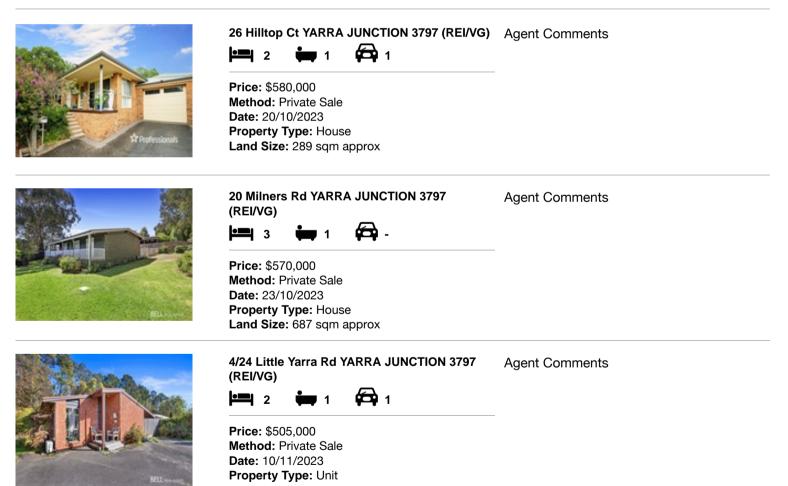




Property Type: Townhouse (Single) Land Size: 349 sqm approx Agent Comments David Carroll 03 59671 277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$540,000 - \$570,000 Median Unit Price 13/03/2023 - 12/03/2024: \$620,000

Comparable Properties



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



propertydata

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