

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 consumer.vic.gov.au/underquoting

Range between \$540,000 & \$570,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Yarra Junction

Period - From 13/03/2023 to 12/03/2024 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	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



Property Type: Townhouse

(Single)

Land Size: 349 sqm approx

Agent Comments

Comparable Properties



26 Hilltop Ct YARRA JUNCTION 3797 (REI/VG) Agent Comments



Price: \$580,000

Method: Private Sale

Date: 20/10/2023

Property Type: House

Land Size: 289 sqm approx



20 Milners Rd YARRA JUNCTION 3797 (REI/VG) Agent Comments



Price: \$570,000

Method: Private Sale

Date: 23/10/2023

Property Type: House

Land Size: 687 sqm approx



4/24 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG) Agent Comments



Price: \$505,000

Method: Private Sale

Date: 10/11/2023

Property Type: Unit