

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 31 Little Yarra Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$582,500 House X Unit Suburb Yarra Junction

Period - From 01/01/2018 to 31/03/2018 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	1 Milners Rd YARRA JUNCTION 3797	\$420,000	24/03/2018
2	2416 Warburton Hwy YARRA JUNCTION 3797	\$450,000	11/12/2017
3	2408 Warburton Hwy YARRA JUNCTION 3797	\$455,000	20/01/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1953 sqm approx

Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median House Price

March quarter 2018: \$582,500

Comparable Properties



1 Milners Rd YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 24/03/2018

Rooms: 4

Property Type: House

Land Size: 545 sqm approx



2416 Warburton Hwy YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 11/12/2017

Rooms: 6

Property Type: House

Land Size: 497 sqm approx



2408 Warburton Hwy YARRA JUNCTION 3797 (VG)

Agent Comments



Price: \$455,000

Method: Sale

Date: 20/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 1102 sqm approx