

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

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	\$582,50	0	Hou	se X	Un	it		Suburb	Yarra Junction	
Period - From	01/01/2	018	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.

Add	dress 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.







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Indicative Selling Price \$430,000 - \$460,000 Median House Price March quarter 2018: \$582,500



1 A 1

Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1953 sqm approx

Agent Comments

Comparable Properties



1 Milners Rd YARRA JUNCTION 3797 (REI)

2





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)







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)

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Price: \$455,000 Method: Sale Date: 20/01/2018 Rooms: -

Property Type: House (Res) **Land Size:** 1102 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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