

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

3a Victoria Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$785,000 Property Type House Suburb Yarra Junction

Period - From 01/07/2024 to 30/09/2024 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	63 Harberts Rd DON VALLEY 3139	\$890,000	05/12/2024
2	4 Yarraridge Cr YARRA JUNCTION 3797	\$834,200	22/10/2024
3			

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:

30/12/2024 16:52



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Indicative Selling Price

\$840,000 - \$890,000

Median House Price

September quarter 2024: \$785,000



Property Type:

Agent Comments

Comparable Properties



63 Harberts Rd DON VALLEY 3139 (REI)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 05/12/2024

Property Type: House

Land Size: 3010 sqm approx



4 Yarraridge Cr YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$834,200

Method: Private Sale

Date: 22/10/2024

Property Type: House

Land Size: 810 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300



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