

# 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

14 CRESTWOOD PLACE YARRA JUNCTION VIC 3797

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Yarra Junction

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### 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 6 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

1/14A HERBERT STREET YARRA JUNCTION VIC 3797	\$655,000	18-Mar-23
5 SUGARGUM CLOSE YARRA JUNCTION VIC 3797	\$660,000	12-Jan-23
2514 WARBURTON HIGHWAY YARRA JUNCTION VIC 3797	\$686,000	21-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 08 June 2023


**1/14A HERBERT STREET YARRA JUNCTION VIC 3797**

 3
  2
  2

Sold Price

<sup>RS</sup> **\$655,000** Sold Date **18-Mar-23**

Distance **0.84km**

**5 SUGARGUM CLOSE YARRA JUNCTION VIC 3797**

 3
  2
  2

Sold Price

<sup>RS</sup> **\$660,000** Sold Date **12-Jan-23**

Distance **0.28km**

**2514 WARBURTON HIGHWAY YARRA JUNCTION VIC 3797**

 4
  1
  2

Sold Price

<sup>RS</sup> **\$686,000** Sold Date **21-Feb-23**

Distance **0.56km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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