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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	5/1 Crescent Road, Yarra Junction Vic 3797				

Indicative selling price

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

Range between	\$560,000	&	\$590,000
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Median sale price

Median price	\$557,500	Hou	ise X	Unit		Sub	ourb	Yarra Junction
Period - From	01/10/2017	to	30/09/2018		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	39a Douglas Pde YARRA JUNCTION 3797	\$570,000	22/06/2018
2	4 Herbert St YARRA JUNCTION 3797	\$550,000	15/06/2018
3	1 Town View La YARRA JUNCTION 3797	\$515,000	24/04/2018

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 \$560,000 - \$590,000 **Median House Price** Year ending September 2018: \$557,500





Property Type: Unit Land Size: 400 sqm approx

Agent Comments

Comparable Properties



39a Douglas Pde YARRA JUNCTION 3797

(REI/VG)



Price: \$570,000 Method: Private Sale Date: 22/06/2018 Rooms: 4

Property Type: House Land Size: 591 sqm approx **Agent Comments**



4 Herbert St YARRA JUNCTION 3797 (VG)





Price: \$550,000 Method: Sale Date: 15/06/2018

Rooms: -

Property Type: House (Res) Land Size: 1001 sqm approx **Agent Comments**



1 Town View La YARRA JUNCTION 3797 (REI/VG)

--3





Price: \$515,000 Method: Private Sale Date: 24/04/2018 Rooms: 6

Property Type: House Land Size: 376 sqm approx Agent Comments

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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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