

# 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

2/20 Yarra Street, 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)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Yarra Junction

Period - From

06/06/2022

to

05/06/2023

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 Town View La YARRA JUNCTION 3797	\$630,000	05/05/2023
2	3/32 Yarra St YARRA JUNCTION 3797	\$570,000	29/03/2023
3	1/23 Yarra St YARRA JUNCTION 3797	\$540,000	14/04/2023

**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:

06/06/2023 14:58