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

2/40 Riversdale Road, Yarra Junction Vic 3797

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	n \$495,000		&		\$544,500			
Median sale p	rice							
Median price	\$635,000	Pro	operty Type	Unit			Suburb	Yarra Junction
Period - From	01/10/2023	to	30/09/2024		So	urce	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	lress of comparable property	Price	Date of sale
1	1/6 Birrarrung Rise YARRA JUNCTION 3797	\$570,000	30/09/2024
2	3 Herbert St YARRA JUNCTION 3797	\$545,000	23/08/2024
3	2522 Warburton Hwy YARRA JUNCTION 3797	\$570,000	20/08/2024

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:

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Property Type: Unit Land Size: 152 sqm approx Agent Comments Indicative Selling Price \$495,000 - \$544,500 Median Unit Price Year ending September 2024: \$635,000

Comparable Properties

1/6 Birrarrung Rise YARRA JUNCTION 3797 (REI/VG) 1 1 2 1 Price: \$570,000 Method: Private Sale Date: 30/09/2024 Property Type: House Land Size: 315 sqm approx	Agent Comments
3 Herbert St YARRA JUNCTION 3797 (REI/VG) 3 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 1 1 <td>Agent Comments</td>	Agent Comments
2522 Warburton Hwy YARRA JUNCTION 3797 (VG) → 3 → → → → → → → → → → → → → → → → → →	Agent Comments

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