



 3    2    2

**Rooms:**

**Property Type:** House

**Land Size:** 279 sqm

Agent Comments

## Comparable Properties



**14 Milners Rd YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$450,000

**Method:** Private Sale

**Date:** 07/01/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 660 sqm



**1/2 Douglas Pde YARRA JUNCTION 3797 (REI)** Agent Comments

 3    2    2

**Price:** \$440,000

**Method:** Private Sale

**Date:** 08/02/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 1000 sqm



**2/5 Milners Rd YARRA JUNCTION 3797 (REI)** Agent Comments

 3    2    2

**Price:** \$420,000

**Method:** Private Sale

**Date:** 11/02/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 300 sqm

## 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

3/37 Little Yarra Road, 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 \$430,000 & \$460,000

#### Median sale price

Median price \$440,000

House X

Suburb Yarra Junction

Period - From 01/04/2016 to 31/03/2017

Source REIV

#### Comparable property sales

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
14 Milners Rd YARRA JUNCTION 3797	\$450,000	07/01/2017
1/2 Douglas Pde YARRA JUNCTION 3797	\$440,000	08/02/2017
2/5 Milners Rd YARRA JUNCTION 3797	\$420,000	11/02/2017