

## 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

17 NATURE PARK RISE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Yarra Junction

Period-from

01 Dec 2021

to

30 Nov 2022

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

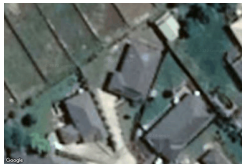
Date of sale

6 STONEWATER PLACE YARRA JUNCTION VIC 3797	\$750,000	27-Jun-22
14 MILNERS ROAD YARRA JUNCTION VIC 3797	\$700,000	21-Jun-22

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: 15 December 2022


**6 STONEWATER PLACE YARRA JUNCTION VIC 3797**

 4
  2
  2

Sold Price

**\$750,000**

Sold Date

**27-Jun-22**

Distance

**0.34km**

**14 MILNERS ROAD YARRA JUNCTION VIC 3797**

 3
  2
  2

Sold Price

**\$700,000**

Sold Date

**21-Jun-22**

Distance

**0.68km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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