

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

14 Crestwood Place, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$582,500

House

X

Unit

Suburb

Yarra Junction

Period - From

01/01/2018

to

31/03/2018

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.

	Address of comparable property	Price	Date of sale
1	4 Warren La YARRA JUNCTION 3797	\$470,000	10/04/2018
2	3/5 Milners Rd YARRA JUNCTION 3797	\$470,000	24/02/2018
3	10/6-8 Yarra St YARRA JUNCTION 3797	\$500,000	06/04/2018

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.



 3  2  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 878m2 sqm approx

Agent Comments

Comparable Properties



4 Warren La YARRA JUNCTION 3797 (REI)

Agent Comments

 3  2  1

Price: \$470,000

Method: Private Sale

Date: 10/04/2018

Rooms: 4

Property Type: House

Land Size: 605 sqm approx



3/5 Milners Rd YARRA JUNCTION 3797 (REI)

Agent Comments

 3  2  2

Price: \$470,000

Method: Private Sale

Date: 24/02/2018

Rooms: 4

Property Type: House

Land Size: 390 sqm approx



10/6-8 Yarra St YARRA JUNCTION 3797 (REI)

Agent Comments

 3  1  1

Price: \$500,000

Method: Private Sale

Date: 06/04/2018

Rooms: 4

Property Type: Unit

Land Size: 375 sqm approx