

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

1/37 Little Yarra Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$435,000 & \$470,000

Median sale price

Median price \$435,000 House X Unit Suburb Yarra Junction

Period - From 01/07/2016 to 30/06/2017 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	3/37 Little Yarra Rd YARRA JUNCTION 3797	\$460,000	03/06/2017
2	2407 Warburton Hwy YARRA JUNCTION 3797	\$455,000	29/04/2017
3	1/4 Douglas Pde YARRA JUNCTION 3797	\$430,000	21/02/2017

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  2

Rooms:
Property Type: House
Land Size: 503 sqm approx
Agent Comments

Indicative Selling Price
\$435,000 - \$470,000
Median House Price
Year ending June 2017: \$435,000

Comparable Properties



3/37 Little Yarra Rd YARRA JUNCTION 3797
(REI/VG)

Agent Comments

 3  2  2

Price: \$460,000
Method: Private Sale
Date: 03/06/2017
Rooms: 4
Property Type: House
Land Size: 279 sqm approx



2407 Warburton Hwy YARRA JUNCTION 3797
(REI)

Agent Comments

 3  1  1

Price: \$455,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 7
Property Type: House (Res)
Land Size: 1064 sqm approx



1/4 Douglas Pde YARRA JUNCTION 3797
(REI/VG)

Agent Comments

 3  1  2

Price: \$430,000
Method: Private Sale
Date: 21/02/2017
Rooms: 4
Property Type: House
Land Size: 1058 sqm approx