

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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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	Hou	ise X	Unit		Suburk	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.





Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466

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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)

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• 2

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Price: \$460,000 Method: Private Sale Date: 03/06/2017 Rooms: 4

Property Type: House **Land Size:** 279 sqm approx

Agent Comments



2407 Warburton Hwy YARRA JUNCTION 3797

(REI)

-3



Price: \$455,000 Method: Auction Sale Date: 29/04/2017 Rooms: 7

Property Type: House (Res) **Land Size:** 1064 sqm approx

Agent Comments



1/4 Douglas Pde YARRA JUNCTION 3797

(REI/VG)

= 3

Agent Comments

Price: \$430,000 Method: Private Sale Date: 21/02/2017 Rooms: 4

Property Type: House Land Size: 1058 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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