

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

11 Rangeview Crescent, 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 \$650,000 & \$705,000

#### Median sale price

Median price \$557,500 House X Unit Suburb or locality Yarra Junction

Period - From 01/10/2017 to 30/09/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	6 Hill Grove PI YARRA JUNCTION 3797	\$700,000	19/04/2018
2	3 Rangeview Cr YARRA JUNCTION 3797	\$675,000	04/12/2017
3	13 Rangeview Cr YARRA JUNCTION 3797	\$650,000	28/04/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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**Indicative Selling Price**

\$650,000 - \$705,000

**Median House Price**

Year ending September 2018: \$557,500



4 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 1019 sqm approx

Agent Comments

## Comparable Properties



**6 Hill Grove PI YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 19/04/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 810 sqm approx



**3 Rangeview Cr YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

3 2 4

**Price:** \$675,000

**Method:** Private Sale

**Date:** 04/12/2017

**Rooms:** 9

**Property Type:** House

**Land Size:** 1258 sqm approx



**13 Rangeview Cr YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

4 2 6

**Price:** \$650,000

**Method:** Private Sale

**Date:** 28/04/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 1012 sqm approx