

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

23 Yarra Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$735,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/10/2021

to

30/09/2022

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	28a Douglas Pde YARRA JUNCTION 3797	\$420,000	15/06/2022
2	16 Hoddle St YARRA JUNCTION 3797	\$300,000	16/09/2022
3			

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.

This Statement of Information was prepared on:

16/11/2022 12:48

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Indicative Selling Price

\$380,000 - \$410,000

Median House Price

Year ending September 2022: \$735,000



Property Type: Land

Land Size: 1241 sqm approx

Agent Comments

Comparable Properties

28a Douglas Pde YARRA JUNCTION 3797 (VG) **Agent Comments**



Price: \$420,000

Method: Sale

Date: 15/06/2022

Property Type: Land



16 Hoddle St YARRA JUNCTION 3797 (REI) **Agent Comments**



Price: \$300,000

Method: Private Sale

Date: 16/09/2022

Property Type: Land

Land Size: 346 sqm approx

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.

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