# Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 23 Yarra Street, Yarra Junction Vic 3797

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$380,000		&		\$410,000					
Median sale p	rice									
Median price	\$735,000	Pro	operty Type	Hou	se		Suburb	Yarra Junction		
Period - From	01/10/2021	to	30/09/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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



## 23 Yarra Street, Yarra Junction Vic 3797



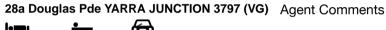


Property Type: Land Land Size: 1241 sqm approx Agent Comments 0419 539 320 david@bellrealestate.com.au Indicative Selling Price

David Carroll 03 59671 277

\$380,000 - \$410,000 **Median House Price** Year ending September 2022: \$735,000

# **Comparable Properties**





Price: \$420,000 Method: Sale Date: 15/06/2022 Property Type: Land



16 Hoddle St YARRA JUNCTION 3797 (REI)



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.

### Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



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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.

Agent Comments