

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

2554 Warburton Highway, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$585,500

Property Type House

Suburb Yarra Junction

Period - From 03/10/2018

to

02/10/2019

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 Victoria St YARRA JUNCTION 3797	\$640,000	12/08/2019
2	5 Adams La YARRA JUNCTION 3797	\$600,000	15/08/2019
3	44 Douglas Pde YARRA JUNCTION 3797	\$600,000	01/07/2019

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:

03/10/2019 10:18

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Indicative Selling Price

\$550,000 - \$605,000

Median House Price

03/10/2018 - 02/10/2019: \$585,500



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties

3 Victoria St YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 12/08/2019

Property Type: House

Land Size: 2471 sqm approx

5 Adams La YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 15/08/2019

Property Type: House

Land Size: 1799 sqm approx



44 Douglas Pde YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 01/07/2019

Property Type: House

Land Size: 1470 sqm approx