

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

6 Crestwood Place, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$580,000

&

\$610,000

Median sale price

Median price

\$611,500

House

X

Unit

Suburb

Yarra Junction

Period - From

01/10/2018

to

31/12/2018

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	5/1 Crescent Rd YARRA JUNCTION 3797	\$580,000	14/11/2018
2	4 Waterhaven PI YARRA JUNCTION 3797	\$585,500	26/02/2019
3	28 Upper Crescent Rd YARRA JUNCTION 3797	\$590,000	18/10/2018

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.



 4  2  2

Rooms:

Property Type: House

Land Size: 507 sqm approx

Agent Comments

Comparable Properties



5/1 Crescent Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  2  2

Price: \$580,000

Method: Private Sale

Date: 14/11/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 267 sqm approx



4 Waterhaven Pl YARRA JUNCTION 3797 (REI) Agent Comments

 3  2  2

Price: \$585,500

Method: Private Sale

Date: 26/02/2019

Rooms: 4

Property Type: Development Site (Res)

Land Size: 505 sqm approx



28 Upper Crescent Rd YARRA JUNCTION 3797 (REI) Agent Comments

 3  1  2

Price: \$590,000

Method: Private Sale

Date: 18/10/2018

Rooms: 4

Property Type: House

Land Size: 4047 sqm approx