

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

13 Evergreen Place, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$580,000 Property Type House Suburb Yarra Junction

Period - From 06/11/2018 to 05/11/2019 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	2 Rangeview Cr YARRA JUNCTION 3797	\$590,000	28/05/2019
2	4 Nature Park Rise YARRA JUNCTION 3797	\$600,000	01/08/2019
3	30 Douglas Pde YARRA JUNCTION 3797	\$635,000	07/07/2019

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:

06/11/2019 13:41



 4  2  2

Property Type: house

Agent Comments

Comparable Properties



2 Rangeview Cr YARRA JUNCTION 3797
(REI/VG)

Agent Comments

 4  2  2

Price: \$590,000

Method: Private Sale

Date: 28/05/2019

Rooms: 6

Property Type: House

Land Size: 979 sqm approx

4 Nature Park Rise YARRA JUNCTION 3797
(VG)

Agent Comments

 3  -  -

Price: \$600,000

Method: Sale

Date: 01/08/2019

Property Type: House (Res)



30 Douglas Pde YARRA JUNCTION 3797
(REI/VG)

Agent Comments

 4  2  2

Price: \$635,000

Method: Private Sale

Date: 07/07/2019

Rooms: 7

Property Type: House

Land Size: 812 sqm approx