

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le
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Address Including suburb and	19 Outlook Avenue, Yarra Junction Vic 3797
postcode	

Indicative selling price

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

				7,0
Range between	\$480,000	&	\$520,000	

Median sale price

Median price	\$435,000	Нои	ise	Х	Unit			Suburb	Yarra Junctio	on
Period - From	01/07/2016	to	30/0	6/2017		Source	REIV			

Comparable property sales (*Delete A or B below as applicable)

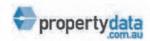
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale	
1	9 Bannerman St YARRA JUNCTION 3797	\$510,000	31/08/2017	
2	11 Milners Rd YARRA JUNCTION 3797	\$505,000	07/10/2017	
3	18 Douglas Pde YARRA JUNCTION 3797	\$485,000	21/08/2017	

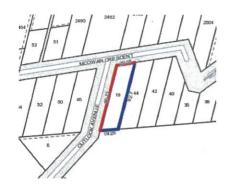
OR

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.











Rooms:

Property Type: Land

Land Size: 1693 sqm approx

Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median House Price Year ending June 2017: \$435,000

Comparable Properties



9 Bannerman St YARRA JUNCTION 3797 (REI) Agent Comments





Price: \$510,000 Method: Private Sale Date: 31/08/2017 Rooms: 6

Price: \$505,000

Property Type: House Land Size: 608 sqm approx



11 Milners Rd YARRA JUNCTION 3797 (REI)



Method: Auction Sale Date: 07/10/2017 Rooms: -

Property Type: House (Res) Land Size: 1471 sqm approx



18 Douglas Pde YARRA JUNCTION 3797 (REI) Agent Comments

Price: \$485.000 Method: Private Sale Date: 21/08/2017 Rooms: 4

Property Type: House Land Size: 824 sqm approx

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Generated: 17/10/2017 14:37





Agent Comments