

# 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

19 Outlook Avenue, Yarra Junction Vic 3797

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$435,000 House ☒ Unit ☐ Suburb Yarra Junction

Period - From 01/07/2016 to 30/06/2017 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.

Address 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  
**Property Type:** House  
**Land Size:** 608 sqm approx



**11 Milners Rd YARRA JUNCTION 3797 (REI)** **Agent Comments**



**Price:** \$505,000  
**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