

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

16 Waterhaven Place, Yarra Junction Vic 3797

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$587,750

Property Type

House

Suburb

Yarra Junction

Period - From

16/09/2018

to

15/09/2019

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 | 6 Crestwood Pl YARRA JUNCTION 3797 | \$585,000 | 29/07/2019 |
| 3 | 11 Valley View Ct YARRA JUNCTION 3797 | \$580,000 | 01/05/2019 |

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:

16/09/2019



 3  2  2

Property Type: House & Land Package
Land Size: 516 sqm approx
Agent Comments

Indicative Selling Price

\$595,000

Median House Price

16/09/2018 - 15/09/2019: \$587,750

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



6 Crestwood PI YARRA JUNCTION 3797 (REI)

Agent Comments

 4  2  2

Price: \$585,000
Method: Private Sale
Date: 29/07/2019
Property Type: House
Land Size: 507 sqm approx



11 Valley View Ct YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  2  2

Price: \$580,000
Method: Private Sale
Date: 01/05/2019
Property Type: House
Land Size: 565 sqm approx