

# 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

5 Waterhaven Place, Yarra Junction Vic 3797

### Indicative selling price

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

Range between \$660,000

&

\$720,000

### Median sale price

Median price \$713,000

Property Type House

Suburb Yarra Junction

Period - From 01/04/2023

to

30/06/2023

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	4 Pauls CI YARRA JUNCTION 3797	\$738,000	01/07/2023
2	19 Valley Grove PI YARRA JUNCTION 3797	\$730,000	01/09/2023
3	14 Waterhaven PI YARRA JUNCTION 3797	\$690,000	26/08/2023

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:

11/09/2023 09:37