

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

11 Valley Grove Place, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$685,000 & \$730,000

Median sale price

Median price \$590,000 Property Type House Suburb Yarra Junction

Period - From 01/10/2018 to 30/09/2019 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	77 Little Yarra Rd YARRA JUNCTION 3797	\$710,000	25/06/2019
2	5 Stonewater PI YARRA JUNCTION 3797	\$685,000	31/05/2019
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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: 13/11/2019 13:27



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Property Type: House (Res)
Land Size: 1031 sqm approx
Agent Comments

Indicative Selling Price
\$685,000 - \$730,000
Median House Price
Year ending September 2019: \$590,000

Comparable Properties



77 Little Yarra Rd YARRA JUNCTION 3797 (VG) **Agent Comments**

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Price: \$710,000
Method: Sale
Date: 25/06/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4245 sqm approx



5 Stonewater PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments

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Price: \$685,000
Method: Private Sale
Date: 31/05/2019
Property Type: House
Land Size: 800 sqm approx

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.