

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

2/6 Queen Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$734,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/07/2023

to

30/09/2023

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	68 Little Yarra Rd YARRA JUNCTION 3797	\$600,000	23/05/2023
2	12 Bannerman St YARRA JUNCTION 3797	\$580,000	04/07/2023
3	26 Hilltop Ct YARRA JUNCTION 3797	\$580,000	20/10/2023

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:

13/11/2023 09:40

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

September quarter 2023: \$734,000



Property Type:

Agent Comments

Comparable Properties



68 Little Yarra Rd YARRA JUNCTION 3797 (VG) Agent Comments



Price: \$600,000

Method: Sale

Date: 23/05/2023

Property Type: House (Res)



12 Bannerman St YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 04/07/2023

Property Type: House

Land Size: 553 sqm approx



26 Hilltop Ct YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 20/10/2023

Property Type: House

Land Size: 289 sqm approx