

# 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

2/90 Little Yarra Road, 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 \$580,000 & \$620,000

### Median sale price

Median price \$575,000 Property Type House Suburb Yarra Junction

Period - From 17/03/2019 to 16/03/2020 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	68a Little Yarra Rd YARRA JUNCTION 3797	\$580,000	09/10/2019
2	6 Waterhaven PI YARRA JUNCTION 3797	\$594,000	15/01/2020
3	2562a Warburton Hwy YARRA JUNCTION 3797	\$600,000	24/12/2019

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:

17/03/2020 11:58



 4    2    2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 606 sqm approx

Agent Comments

## Comparable Properties



**68a Little Yarra Rd YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$580,000

**Method:** Private Sale

**Date:** 09/10/2019

**Property Type:** House (New - Detached)

**Land Size:** 514 sqm approx



**6 Waterhaven PI YARRA JUNCTION 3797 (REI)** Agent Comments

 3    2    2

**Price:** \$594,000

**Method:** Private Sale

**Date:** 15/01/2020

**Property Type:** House

**Land Size:** 508 sqm approx



**2562a Warburton Hwy YARRA JUNCTION 3797 (REI/VG)** Agent Comments

 3    2    3

**Price:** \$600,000

**Method:** Private Sale

**Date:** 24/12/2019

**Property Type:** House

**Land Size:** 1036 sqm approx