Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/90 Little Yarra Road, Yarra Junction Vic 3797

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$580,000		&		\$620,000			
Median sale p	rice							
Median price	\$575,000	Pro	operty Type	Hou	se		Suburb	Yarra Junction
Period - From	17/03/2019	to	16/03/2020)	So	urce	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.

Add	dress 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



2/90 Little Yarra Road, Yarra Junction Vic 3797







Property Type: House (Previously Occupied - Detached) Land Size: 606 sqm approx Agent Comments 03 5967 1800 03 5966 2800 sales@mcmath.com.au Indicative Selling Price

Team Yarra Valley

\$580,000 - \$620,000 Median House Price 17/03/2019 - 16/03/2020: \$575,000

Comparable Properties



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



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



Price: \$594,000 Method: Private Sale Date: 15/01/2020 Property Type: House Land Size: 508 sqm approx



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



Price: \$600,000 Method: Private Sale Date: 24/12/2019 Property Type: House Land Size: 1036 sqm approx

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments