

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

7 Crestwood Place, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$540,000 & \$570,000

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	12 Herbert St YARRA JUNCTION 3797	\$545,000	21/06/2019
2	1 Mont Vue Cl YARRA JUNCTION 3797	\$550,000	06/08/2019
3	17 Milners Rd YARRA JUNCTION 3797	\$555,000	11/06/2019

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:

25/11/2019 15:10

7 Crestwood Place, Yarra Junction Vic 3797



Team Yarra Valley

03 5967 1800

03 5966 2800

sales@mcmath.com.au

Indicative Selling Price

\$540,000 - \$570,000

Median House Price

Year ending September 2019: \$590,000



3 2 1

Property Type: House

Land Size: 561 sqm approx

Agent Comments

Comparable Properties

12 Herbert St YARRA JUNCTION 3797 (VG)

Agent Comments

3 - -

Price: \$545,000

Method: Sale

Date: 21/06/2019

Property Type: House (Res)

Land Size: 1331 sqm approx

1 Mont Vue Cl YARRA JUNCTION 3797 (VG)

Agent Comments

3 - -

Price: \$550,000

Method: Sale

Date: 06/08/2019

Property Type: House (Res)

Land Size: 238 sqm approx



17 Milners Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments

3 1 2

Price: \$555,000

Method: Private Sale

Date: 11/06/2019

Rooms: 4

Property Type: House

Land Size: 854 sqm approx

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



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.