

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 Sugargum Close, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$630,000

&

\$680,000

Median sale price

Median price

\$713,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/04/2023

to

30/06/2023

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	2407 Warburton Hwy YARRA JUNCTION 3797	\$700,000	25/02/2023
2	4 Valley View Ct YARRA JUNCTION 3797	\$680,000	21/06/2023
3	16 Herbert St YARRA JUNCTION 3797	\$650,000	06/06/2023

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:

16/08/2023 13:55



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$630,000 - \$680,000

Median House Price

June quarter 2023: \$713,000

Comparable Properties



2407 Warburton Hwy YARRA JUNCTION 3797 (VG)

Agent Comments

3 - -

Price: \$700,000

Method: Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 508 sqm approx



4 Valley View Ct YARRA JUNCTION 3797 (VG)

Agent Comments

2 - -

Price: \$680,000

Method: Sale

Date: 21/06/2023

Property Type: House (Res)

Land Size: 603 sqm approx

16 Herbert St YARRA JUNCTION 3797 (VG)

Agent Comments

3 - -

Price: \$650,000

Method: Sale

Date: 06/06/2023

Property Type: House (Res)

Land Size: 820 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807