

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

1/14A HERBERT STREET YARRA JUNCTION VIC 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,250

Property type

Unit

Suburb

Yarra Junction

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

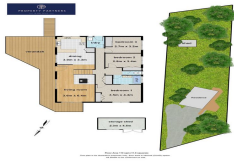
Date of sale

| | | |
|---|-----------|-----------|
| 32 MCOWAN CRESCENT YARRA JUNCTION VIC 3797 | \$600,000 | 13-Nov-22 |
| 27 LITTLE YARRA ROAD YARRA JUNCTION VIC 3797 | \$600,000 | 13-Feb-23 |
| 5 YARRARIDGE CRESCENT YARRA JUNCTION VIC 3797 | \$635,000 | 09-Nov-22 |

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 6 months.~~

This Statement of Information was prepared on: 06 March 2023


32 MCOWAN CRESCENT YARRA JUNCTION VIC 3797

 2
  1
  -

Sold Price

\$600,000

Sold Date

13-Nov-22

Distance

0.86km

27 LITTLE YARRA ROAD YARRA JUNCTION VIC 3797

 4
  2
  2

Sold Price

^{RS} **\$600,000**

Sold Date

13-Feb-23

Distance

0.54km

5 YARRARIDGE CRESCENT YARRA JUNCTION VIC 3797

 2
  1
  1

Sold Price

\$635,000

Sold Date

09-Nov-22

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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