

## 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 Valley View Court, 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)

Single price

\$575,000

#### Median sale price

Median price

\$611,500

House

X

Unit

Suburb

Yarra Junction

Period - From

01/10/2018

to

31/12/2018

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		
2		
3		

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.



 3    2    2

**Rooms:**

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

**Land Size:** 565 sqm approx

Agent Comments

## Comparable Properties

**3 Mont Vue CI YARRA JUNCTION 3797 (VG)**

Agent Comments

 3    -    -

**Price:** \$555,000

**Method:** Sale

**Date:** 22/11/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**4/8 Herbert St YARRA JUNCTION 3797 (REI)**

Agent Comments

 3    2    2

**Price:** \$555,000

**Method:** Private Sale

**Date:** 22/11/2018

**Rooms:** -

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

**Land Size:** 229 sqm approx

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.