

## 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

34 MCOWAN CRESCENT YARRA JUNCTION VIC 3797

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Yarra Junction

Period-from

01 Nov 2022

to

31 Oct 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

|  |           |           |
|--|-----------|-----------|
| 8/37 LITTLE YARRA ROAD YARRA JUNCTION VIC 3797 | \$610,000 | 20-Oct-23 |
| 68 LITTLE YARRA ROAD YARRA JUNCTION VIC 3797   | \$600,000 | 23-May-23 |
| 14 HERBERT STREET YARRA JUNCTION VIC 3797      | \$650,000 | 06-Jun-23 |

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: 02 November 2023


**8/37 LITTLE YARRA ROAD YARRA JUNCTION VIC 3797**

Sold Price

<sup>RS</sup>
**\$610,000**

Sold Date

**20-Oct-23**
 3

 2

 2

Distance

**0.29km**

**68 LITTLE YARRA ROAD YARRA JUNCTION VIC 3797**

Sold Price

**\$600,000**

Sold Date

**23-May-23**
 4

 1

 2

Distance

**0.84km**

**14 HERBERT STREET YARRA JUNCTION VIC 3797**

Sold Price

**\$650,000**

Sold Date

**06-Jun-23**
 3

 1

 1

Distance

**0.86km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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