

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

43 Little Yarra Road, 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)

Range between

\$620,000

&

\$680,000

### Median sale price

Median price

\$557,500

House

X

Unit

Suburb or locality

Yarra Junction

Period - From

01/10/2017

to

30/09/2018

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 five kilometres of the property for sale in the last eighteen months.~~

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**Indicative Selling Price**

\$620,000 - \$680,000

**Median House Price**

Year ending September 2018: \$557,500



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1410 sqm approx

Agent Comments

## Comparable Properties



**8 Junction St YARRA JUNCTION 3797 (REI/VG)**

Agent Comments



**Price:** \$670,000

**Method:** Private Sale

**Date:** 01/08/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 1125 sqm approx



**47 Little Yarra Rd YARRA JUNCTION 3797 (REI)**

Agent Comments



**Price:** \$633,000

**Method:** Private Sale

**Date:** 10/10/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 518 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.