

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

23 Valley Grove Place, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$580,000 Property Type House Suburb Yarra Junction

Period - From 01/04/2019 to 31/03/2020 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	26 Little Yarra Rd YARRA JUNCTION 3797	\$668,000	08/04/2020
2	13 Victoria St YARRA JUNCTION 3797	\$670,000	03/12/2019
3	7 Birrarrung Rise YARRA JUNCTION 3797	\$677,000	28/12/2019

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:

02/06/2020 11:58



 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 2174 sqm approx

Agent Comments

Comparable Properties

26 Little Yarra Rd YARRA JUNCTION 3797 (REI)

Agent Comments

 4  2  5

Price: \$668,000

Method: Private Sale

Date: 08/04/2020

Property Type: House

Land Size: 1748 sqm approx



13 Victoria St YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 4  2  3

Price: \$670,000

Method: Private Sale

Date: 03/12/2019

Property Type: House

Land Size: 2651 sqm approx



7 Birrarrung Rise YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  2  4

Price: \$677,000

Method: Private Sale

Date: 28/12/2019

Property Type: House

Land Size: 979 sqm approx