

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

2/1 Crescent Road, Yarra Junction Vic 3797

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb

Yarra Junction

Period - From

01/10/2017

to

31/12/2017

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	19 Outlook Av YARRA JUNCTION 3797	\$500,000	04/11/2017
2	9 Bannerman St YARRA JUNCTION 3797	\$510,000	31/08/2017
3	11 Station St YARRA JUNCTION 3797	\$510,550	14/12/2017

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 (Previously Occupied - Detached)

Land Size: 269 sqm approx

Agent Comments

Comparable Properties



19 Outlook Av YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  1  2

Price: \$500,000

Method: Private Sale

Date: 04/11/2017

Rooms: 5

Property Type: House

Land Size: 1693 sqm approx



9 Bannerman St YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  1  2

Price: \$510,000

Method: Private Sale

Date: 31/08/2017

Rooms: 6

Property Type: House

Land Size: 608 sqm approx



11 Station St YARRA JUNCTION 3797 (REI)

Agent Comments

 2  1  -

Price: \$510,550

Method: Private Sale

Date: 14/12/2017

Rooms: 4

Property Type: House

Land Size: 860 sqm approx