

## 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

38 Riversdale 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

\$550,000

&

\$595,000

### 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	2 Queen St YARRA JUNCTION 3797	\$573,000	04/11/2017
2	2739 Warburton Hwy WESBURN 3799	\$570,000	14/10/2017
3	4 Valley View Ct YARRA JUNCTION 3797	\$553,000	13/12/2017

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.

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**Indicative Selling Price**

\$550,000 - \$595,000

**Median House Price**

December quarter 2017: \$600,000



3 1 1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 724 sqm approx

Agent Comments

## Comparable Properties



**2 Queen St YARRA JUNCTION 3797 (VG)**

Agent Comments

3 - -

**Price:** \$573,000

**Method:** Sale

**Date:** 04/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 903 sqm approx



**2739 Warburton Hwy WESBURN 3799 (REI)**

Agent Comments

4 2 2

**Price:** \$570,000

**Method:** Private Sale

**Date:** 14/10/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 4045 sqm approx



**4 Valley View Ct YARRA JUNCTION 3797 (REI)** Agent Comments

3 2 2

**Price:** \$553,000

**Method:** Private Sale

**Date:** 13/12/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 602 sqm approx