

Tony Fanfulla 03 5967 1277 0419 870 513 tony@bellrealestate.com.au

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale					
Including suburk	Address 9 Bannerman Street, Yarra Junction Vic 3797 Including suburb and postcode				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between	\$0 & \$0				
Median sale price					
Median price \$	435,000 House X Unit Suburb Yarra Junction				
Period - From 0	1/07/2016 to 30/06/2017 Source REIV				
Comparable property sales (*Delete A or B below as applicable)					
	the three properties sold within two kilometres of the property for sale in the last six				

property for sale.

Address of comparable property		Price	Date of sale
1	3/37 Little Yarra Rd YARRA JUNCTION 3797	\$460,000	03/06/2017
2	6 Britannia Creek Rd WESBURN 3799	\$460,000	11/08/2017
3	2407 Warburton Hwy YARRA JUNCTION 3797	\$455,000	29/04/2017

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.







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**Indicative Selling Price** \$0 - \$0

**Median House Price** Year ending June 2017: \$435,000





Property Type: House (Res) Land Size: 602 sqm approx

**Agent Comments** 

# Comparable Properties



3/37 Little Yarra Rd YARRA JUNCTION 3797

(REI/VG)



Price: \$460,000 Method: Private Sale Date: 03/06/2017

Rooms: 4

Property Type: House Land Size: 279 sqm approx

6 Britannia Creek Rd WESBURN 3799 (REI)







Price: \$460,000 Method: Private Sale Date: 11/08/2017 Rooms: 5

Property Type: House Land Size: 1393 sqm approx

2407 Warburton Hwy YARRA JUNCTION 3797

(REI)

**--**3





Price: \$455,000 Method: Auction Sale Date: 29/04/2017

Rooms: 7

Property Type: House (Res) Land Size: 1064 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 

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