

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

1/42 DOUGLAS PARADE YARRA JUNCTION VIC 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

Suburb

Yarra Junction

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

1/14A HERBERT STREET YARRA JUNCTION VIC 3797	\$655,000	18-Mar-23
14 CRESTWOOD PLACE YARRA JUNCTION VIC 3797	\$670,000	07-Jul-23
14 WATERHAVEN PLACE YARRA JUNCTION VIC 3797	\$690,000	26-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 14 September 2023


1/14A HERBERT STREET YARRA JUNCTION VIC 3797

 3
  2
  2

Sold Price **\$655,000** Sold Date **18-Mar-23**

Distance **1.01km**


14 CRESTWOOD PLACE YARRA JUNCTION VIC 3797

 3
  2
  2

Sold Price **\$670,000** Sold Date **07-Jul-23**

Distance **0.2km**


14 WATERHAVEN PLACE YARRA JUNCTION VIC 3797

 3
  2
  2

Sold Price ^{RS} **\$690,000** Sold Date **26-Aug-23**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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