

## 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	2/37 Little Yarra Road, Yarra Junction Vic 3797
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$440,000	&	\$480,000
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#### Median sale price

Median price	\$435,000	House	X	Unit		Suburb	Yarra Junction
Period - From	01/07/2016	to	30/06/2017	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	18 Douglas Pde YARRA JUNCTION 3797	\$485,000	21/08/2017
2	1/37 Little Yarra Rd YARRA JUNCTION 3797	\$465,000	29/08/2017
3	3/37 Little Yarra Rd YARRA JUNCTION 3797	\$460,000	03/06/2017

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.~~

Samantha Price

5967 1277

0438 795 190

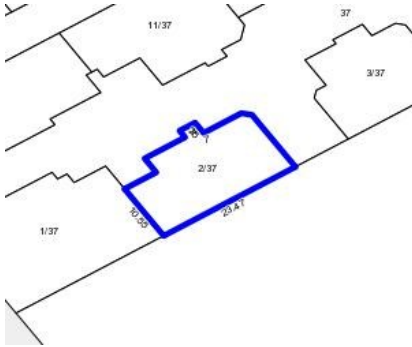
samantha@bellrealestate.com.au

**Indicative Selling Price**

\$440,000 - \$480,000

**Median House Price**

Year ending June 2017: \$435,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**18 Douglas Pde YARRA JUNCTION 3797 (REI)** **Agent Comments**



**Price:** \$485,000

**Method:** Private Sale

**Date:** 21/08/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 824 sqm approx



**1/37 Little Yarra Rd YARRA JUNCTION 3797 (REI)** **Agent Comments**



**Price:** \$465,000

**Method:** Private Sale

**Date:** 29/08/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 503 sqm approx



**3/37 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG)** **Agent Comments**



**Price:** \$460,000

**Method:** Private Sale

**Date:** 03/06/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 279 sqm approx