

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

8 Birrarung Rise, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$650,000

&

\$710,000

Median sale price

Median price

\$595,000

Property Type

House

Suburb

Yarra Junction

Period - From

10/02/2020

to

09/02/2021

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	6 Peppercorn PI YARRA JUNCTION 3797	\$690,000	14/08/2020
2	3 Nature Park Rise YARRA JUNCTION 3797	\$675,000	20/01/2021
3	13 Henry St YARRA JUNCTION 3797	\$675,000	15/12/2020

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.~~

This Statement of Information was prepared on:

10/02/2021 17:17



 4  2  2

Property Type: House
Land Size: 988 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median House Price
10/02/2020 - 09/02/2021: \$595,000

Comparable Properties



6 Peppercorn PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 4  2  4

Price: \$690,000
Method: Private Sale
Date: 14/08/2020
Rooms: 8
Property Type: House
Land Size: 1011 sqm approx

3 Nature Park Rise YARRA JUNCTION 3797 (REI)

Agent Comments

 3  2  2

Price: \$675,000
Method: Private Sale
Date: 20/01/2021
Property Type: House
Land Size: 875 sqm approx



13 Henry St YARRA JUNCTION 3797 (REI)

Agent Comments

 3  1  4

Price: \$675,000
Method: Private Sale
Date: 15/12/2020
Property Type: House
Land Size: 2011 sqm approx