

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode	56a 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

Range between	\$565,000	&	\$620,000
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#### Median sale price

Median price	\$435,000	House	X	Unit		Suburb or locality	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 five kilometres of the property for sale in the last eighteen 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	17 Peppercorn PI YARRA JUNCTION 3797	\$690,000	25/07/2017
2	46 Riversdale Rd YARRA JUNCTION 3797	\$620,000	27/02/2017
3	29 Alpine Blvd LAUNCHING PLACE 3139	\$587,325	20/04/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

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**Indicative Selling Price**

\$565,000 - \$620,000

**Median House Price**

Year ending June 2017: \$435,000



**Rooms:**

**Property Type:** Land

**Land Size:** 1001 sqm approx

Agent Comments

## Comparable Properties



**17 Peppercorn PI YARRA JUNCTION 3797 (REI)**

Agent Comments



**Price:** \$690,000

**Method:** Private Sale

**Date:** 25/07/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 1608 sqm approx



**46 Riversdale Rd YARRA JUNCTION 3797 (REI/VG)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 27/02/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 1312 sqm approx



**29 Alpine Blvd LAUNCHING PLACE 3139 (REI/VG)**

Agent Comments



**Price:** \$587,325

**Method:** Private Sale

**Date:** 20/04/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 1289 sqm approx