

Tony Fanfulla

03 5967 1277

0419 870 513

tony@bellrealestate.com.au

Indicative Selling Price

\$210,000 - \$231,000

Median House Price

March quarter 2017: \$507,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



lot 5 Donna View Rise YARRA JUNCTION 3797 Agent Comments (REI)



Price: \$225,000

Method: Private Sale

Date: 27/02/2017

Rooms: -

Property Type: Land

Land Size: 547 sqm



lot 6 Donna View Rise YARRA JUNCTION 3797 Agent Comments (REI)



Price: \$225,000

Method: Private Sale

Date: 24/02/2017

Rooms: -

Property Type: Land

Land Size: 547 sqm



4 Evergreen PI YARRA JUNCTION 3797 Agent Comments (REI/VG)



Price: \$209,000

Method: Private Sale

Date: 14/05/2016

Rooms: 1

Property Type: Land

Land Size: 592 sqm

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

1/2407 Warburton Highway, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$210,000

&

\$231,000

Median sale price

Median price \$507,500

House

X

Suburb or locality

Yarra Junction

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
lot 5 Donna View Rise YARRA JUNCTION 3797	\$225,000	27/02/2017
lot 6 Donna View Rise YARRA JUNCTION 3797	\$225,000	24/02/2017
4 Evergreen PI YARRA JUNCTION 3797	\$209,000	14/05/2016