

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

20 Milners Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$734,000 Property Type House Suburb Yarra Junction

Period - From 01/07/2023 to 30/09/2023 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	68 Little Yarra Rd YARRA JUNCTION 3797	\$600,000	23/05/2023
2	12 Bannerman St YARRA JUNCTION 3797	\$580,000	04/07/2023
3	10 Little Yarra Rd YARRA JUNCTION 3797	\$560,000	18/05/2023

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:

18/10/2023 11:19



Property Type: House (Previously

Occupied - Detached)

Land Size: 686 sqm approx

Agent Comments

Comparable Properties



68 Little Yarra Rd YARRA JUNCTION 3797 (VG) Agent Comments



Price: \$600,000

Method: Sale

Date: 23/05/2023

Property Type: House (Res)



12 Bannerman St YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 04/07/2023

Property Type: House

Land Size: 553 sqm approx



10 Little Yarra Rd YARRA JUNCTION 3797 (VG) Agent Comments



Price: \$560,000

Method: Sale

Date: 18/05/2023

Property Type: House (Res)

Land Size: 1715 sqm approx