## 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	cons	sumer.vic.gc	v.au	/underquot	ting			
Range betweer	\$540,000		&		\$590,000				
Median sale price									
Median price	\$734,000	Pro	operty Type	Hou	ISE		Suburb	Yarra Junction	
Period - From	01/07/2023	to	30/09/2023		So	ource	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.

Ad	dress 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



20 Milners Road, Yarra Junction Vic 3797







Property Type: House (Previously Occupied - Detached) Land Size: 686 sqm approx Agent Comments David Carroll 03 59671 277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$540,000 - \$590,000 Median House Price September quarter 2023: \$734,000

# **Comparable Properties**



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

Agent Comments



Price: \$600,000 Method: Sale Date: 23/05/2023 Property Type: House (Res)



12 Bannerman St YARRA JUNCTION 3797 (REI/VG)



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

#### Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807





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