

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

5 Adams Lane, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$575,000

&

\$625,000

Median sale price

Median price

\$530,000

House

X

Unit

Suburb

Yarra Junction

Period - From

01/04/2018

to

31/03/2019

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	35 Hoddle St YARRA JUNCTION 3797	\$570,000	14/05/2019
2	11 Valley View Ct YARRA JUNCTION 3797	\$580,000	01/05/2019
3	4 Waterhaven PI YARRA JUNCTION 3797	\$585,500	26/02/2019

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.



Rooms:

Property Type: Land

Land Size: 1799 sqm approx

Agent Comments

Comparable Properties



35 Hoddle St YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 14/05/2019

Rooms: 7

Property Type: House

Land Size: 1804 sqm approx



11 Valley View Ct YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 01/05/2019

Rooms: -

Property Type: House

Land Size: 565 sqm approx



4 Waterhaven Pl YARRA JUNCTION 3797 (VG)

Agent Comments



Price: \$585,500

Method: Sale

Date: 26/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 505 sqm approx