

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

1/24 Yarra Street Yarra Junction VIC 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,250

Property type

Unit

Suburb

Yarra Junction

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

4 Henry Street Yarra Junction VIC 3797	\$552,000	04-May-21
1B Milners Road Yarra Junction VIC 3797	\$562,000	15-Mar-21
1A Victoria Street Yarra Junction VIC 3797	\$570,000	18-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 03 August 2021


4 Henry Street Yarra Junction VIC 3797

Sold Price

^{RS}
\$552,000

Sold Date

04-May-21
 2

 1

 1

Distance

1.53km

1B Milners Road Yarra Junction VIC 3797

Sold Price

\$562,000

Sold Date

15-Mar-21
 2

 1

 1

Distance

1.33km

1A Victoria Street Yarra Junction VIC 3797

Sold Price

\$570,000

Sold Date

18-Mar-21
 3

 2

 2

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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