

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

2 Waterhaven Place, 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 \$585,000 Property Type House Suburb Yarra Junction

Period - From 15/10/2018 to 14/10/2019 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	12 Herbert St YARRA JUNCTION 3797	\$545,000	21/06/2019
2	8 Yarraridge Cr YARRA JUNCTION 3797	\$575,000	01/08/2019
3	11 Valley View Ct YARRA JUNCTION 3797	\$580,000	01/05/2019

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.~~

This Statement of Information was prepared on:

15/10/2019 11:19



 3  2  2

Property Type: House

Land Size: 504m2 sqm approx

Agent Comments

Comparable Properties

12 Herbert St YARRA JUNCTION 3797 (VG)

Agent Comments

 3  -  -

Price: \$545,000

Method: Sale

Date: 21/06/2019

Property Type: House (Res)

Land Size: 1331 sqm approx



8 Yarraridge Cr YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 4  2  2

Price: \$575,000

Method: Private Sale

Date: 01/08/2019

Property Type: House

Land Size: 800 sqm approx



11 Valley View Ct YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  2  2

Price: \$580,000

Method: Private Sale

Date: 01/05/2019

Property Type: House

Land Size: 565 sqm approx