

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

2/24 Little Yarra Road, Yarra Junction Vic 3797

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000

&

\$405,000

Median sale price*

Median price

House

Unit

Suburb

Yarra Junction

Period - From

to

Source

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		
2		
3		

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price

\$370,000 - \$405,000

No median price available



Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1 Milners Rd YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 24/03/2018

Rooms: 4

Property Type: House

Land Size: 545 sqm approx



3/24 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$387,250

Method: Private Sale

Date: 10/03/2018

Rooms: 3

Property Type: House

Land Size: 219 sqm approx

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.