

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

26 Little Yarra Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$645,000

&

\$695,000

Median sale price

Median price

\$582,340

Property Type

House

Suburb

Yarra Junction

Period - From

01/10/2019

to

31/12/2019

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	36 Barak Dr YARRA JUNCTION 3797	\$615,000	28/11/2019
2	13 Victoria St YARRA JUNCTION 3797	\$670,000	03/12/2019
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.~~

This Statement of Information was prepared on:

27/02/2020 15:56



 4  2  5

Property Type: House

Land Size: 1748 sqm approx

Agent Comments

Comparable Properties



36 Barak Dr YARRA JUNCTION 3797 (REI)

Agent Comments

 4  1  2

Price: \$615,000

Method: Private Sale

Date: 28/11/2019

Rooms: 8

Property Type: House

Land Size: 4956 sqm approx



13 Victoria St YARRA JUNCTION 3797 (REI)

Agent Comments

 4  2  3

Price: \$670,000

Method: Private Sale

Date: 03/12/2019

Property Type: House

Land Size: 2651 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.