## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

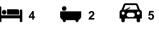
## Section 47AF of the Estate Agents Act 1980

Prope	rty offered for	sale								
Address Including suburb or locality and postcode		arrung Rise, Yarra Junction Vic 3797								
Indica	tive selling pri	ce								
For the	meaning of this	price see	con	sumer.vic.go	ον.au/ι	underquo	ting			
Range between \$750,000			&			\$795,000				
Media	n sale price									
Median price \$582,340		Property Type		Hous	е		Suburb	Yarra Juncti	on	
Period - From 01/10/2019		2019	to	31/12/2019		Source REIV		REIV	,	
Comp	arable propert	y sales	(*De	lete A or B	belo	w as ap <sub>l</sub>	olica	ble)		
<b>A*</b>	These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.									
Address of comparable property								F	rice	Date of sale
1										
2										
3										
OR										
В*	The estate age properties were	•		•		•				•
This Statement of Information was prepared on:							on:	17/03/2020 12:20		









**Property Type:** House **Land Size:** 815 sqm approx Agent Comments

Indicative Selling Price \$750,000 - \$795,000 Median House Price December quarter 2019: \$582,340

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



