

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

3 Victoria Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$530,000

House

X

Unit

Suburb

Yarra Junction

Period - From

01/04/2018

to

31/03/2019

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	127 Barak Dr LAUNCHING PLACE 3139	\$620,000	16/01/2019
2	10 Valley Grove PI YARRA JUNCTION 3797	\$630,000	02/05/2019
3	9 Nature Park Rise YARRA JUNCTION 3797	\$650,000	04/02/2019

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.



 3  2  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2471 sqm approx

Agent Comments

Comparable Properties



127 Barak Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

 3  2  4

Price: \$620,000

Method: Private Sale

Date: 16/01/2019

Rooms: 4

Property Type: House (Res)

Land Size: 10000 sqm approx



10 Valley Grove PI YARRA JUNCTION 3797 (REI)

Agent Comments

 4  2  2

Price: \$630,000

Method: Private Sale

Date: 02/05/2019

Rooms: 10

Property Type: House

Land Size: 791 sqm approx



9 Nature Park Rise YARRA JUNCTION 3797 (VG)

Agent Comments

 3  -  -

Price: \$650,000

Method: Sale

Date: 04/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 711 sqm approx