

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/20 Yarra Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$611,500

House

X

Unit

Suburb or locality

Yarra Junction

Period - From

01/10/2018

to

31/12/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	Price	Date of sale
1	2/1 Crescent Rd YARRA JUNCTION 3797	\$530,000	24/02/2018
2	10/6-8 Yarra St YARRA JUNCTION 3797	\$500,000	06/04/2018
3	1b Milners Rd YARRA JUNCTION 3797	\$485,000	19/11/2018

OR

B* 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.