

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

19 VALLEY GROVE PLACE YARRA JUNCTION VIC 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Yarra Junction

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

2407 WARBURTON HIGHWAY YARRA JUNCTION VIC 3797	\$700,000	25-Feb-23
66 LITTLE YARRA ROAD YARRA JUNCTION VIC 3797	\$730,000	14-Apr-23
185 MILNERS ROAD YARRA JUNCTION VIC 3797	\$765,000	19-May-23

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 6 months.~~

This Statement of Information was prepared on: 28 July 2023


**2407 WARBURTON HIGHWAY
YARRA JUNCTION VIC 3797**

 3
  2
  2

Sold Price

\$700,000

Sold Date

25-Feb-23

Distance

0.84km

**66 LITTLE YARRA ROAD YARRA
JUNCTION VIC 3797**

 3
  2
  2

Sold Price

\$730,000

Sold Date

14-Apr-23

Distance

1.03km

**185 MILNERS ROAD YARRA
JUNCTION VIC 3797**

 4
  2
  2

Sold Price

^{RS} **\$765,000**

Sold Date

19-May-23

Distance

1.56km
RS = Recent sale

UN = Undisclosed Sale

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