

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	1 Stonewater PI YARRA JUNCTION 3797	\$685,000	20/12/2018
2	43 Little Yarra Rd YARRA JUNCTION 3797	\$660,000	03/12/2018
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.



 4  2  2

Rooms:
Property Type: House
Land Size: 770m2 (approx) sqm
approx
Agent Comments

Indicative Selling Price
\$660,000 - \$720,000
Median House Price
Year ending March 2019: \$530,000

Comparable Properties



1 Stonewater PI YARRA JUNCTION 3797 (REI) **Agent Comments**

 4  2  5

Price: \$685,000
Method: Private Sale
Date: 20/12/2018
Rooms: 7
Property Type: House
Land Size: 903 sqm approx



43 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG) **Agent Comments**

 4  2  3

Price: \$660,000
Method: Private Sale
Date: 03/12/2018
Rooms: 8
Property Type: House
Land Size: 1410 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