

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

1 Milners Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$512,275

House

X

Unit

Suburb

Yarra Junction

Period - From 01/01/2017

to

31/12/2017

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	3/5 Milners Rd YARRA JUNCTION 3797	\$470,000	24/02/2018
2	2/37 Little Yarra Rd YARRA JUNCTION 3797	\$460,000	23/09/2017
3	2416 Warburton Hwy YARRA JUNCTION 3797	\$450,000	11/12/2017

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.

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Indicative Selling Price

\$420,000 - \$450,000

Median House Price

Year ending December 2017: \$512,275



2 1 0

Rooms:

Property Type: House

Land Size: 1121 sqm approx

Agent Comments

Comparable Properties



3/5 Milners Rd YARRA JUNCTION 3797 (REI)

Agent Comments

3 2 2

Price: \$470,000

Method: Private Sale

Date: 24/02/2018

Rooms: 4

Property Type: House

Land Size: 390 sqm approx



2/37 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments

3 2 2

Price: \$460,000

Method: Private Sale

Date: 23/09/2017

Rooms: 7

Property Type: House



2416 Warburton Hwy YARRA JUNCTION 3797 (REI/VG)

Agent Comments

3 1 -

Price: \$450,000

Method: Private Sale

Date: 11/12/2017

Rooms: 6

Property Type: House

Land Size: 497 sqm approx