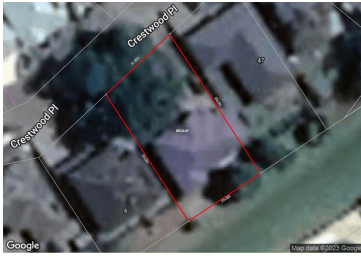


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 8 CRESTWOOD PLACE, YARRA

2 1 2

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$590,000 to \$640,000**

Provided by: Ian Williams, Ian Reid Buyer & Vendor Advocates

## MEDIAN SALE PRICE



### YARRA JUNCTION, VIC, 3797

Suburb Median Sale Price (House)

**\$680,500**

01 April 2022 to 31 March 2023

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



### 5 SUGARGUM CL, YARRA JUNCTION, VIC 3797

3 2 2

Sale Price

**\*\$660,000**

Sale Date: 12/01/2023

Distance from Property: 228m



### 17 DOUGLAS PDE, YARRA JUNCTION, VIC 3797

3 1 1

Sale Price

**\*\$670,000**

Sale Date: 12/01/2023

Distance from Property: 454m



### 27 LITTLE YARRA RD, YARRA JUNCTION, VIC

2 2 2

Sale Price

**\$600,000**

Sale Date: 13/02/2023

Distance from Property: 327m



This report has been compiled on 06/04/2023 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

8 CRESTWOOD PLACE, YARRA JUNCTION, VIC 3797

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$590,000 to \$640,000

### Median sale price

Median price

\$680,500

Property type

House

Suburb

YARRA JUNCTION

Period

01 April 2022 to 31 March 2023

Source



### Comparable property sales

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

5 SUGARGUM CL, YARRA JUNCTION, VIC 3797	*\$660,000	12/01/2023
17 DOUGLAS PDE, YARRA JUNCTION, VIC 3797	*\$670,000	12/01/2023
27 LITTLE YARRA RD, YARRA JUNCTION, VIC 3797	\$600,000	13/02/2023

This Statement of Information was prepared on:

06/04/2023