

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

5 Outlook Avenue, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$580,000 Property Type House Suburb Yarra Junction

Period - From 01/04/2019 to 31/03/2020 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	2502 Warburton Hwy YARRA JUNCTION 3797	\$600,000	23/06/2020
2	56 Mcowan Cr YARRA JUNCTION 3797	\$585,000	11/02/2020
3			

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.~~

This Statement of Information was prepared on:

30/06/2020 11:30

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Indicative Selling Price

\$580,000 - \$630,000

Median House Price

Year ending March 2020: \$580,000



Property Type: Land

Land Size: 1992 sqm approx

Agent Comments

Comparable Properties



2502 Warburton Hwy YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 23/06/2020

Rooms: 6

Property Type: House

Land Size: 1572.20 sqm approx



56 Mcowan Cr YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 11/02/2020

Property Type: House

Land Size: 5212 sqm approx

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.