

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2545 Warburton Highway, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$720,000

&

\$792,000

Median sale price

Median price \$485,000

House

X

Unit

Suburb or locality

Yarra Junction

Period - From 01/07/2017

to

30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	25 Douglas Pde LAUNCHING PLACE 3139	\$795,000	30/01/2017
2	23 Coleman St YARRA JUNCTION 3797	\$790,000	20/03/2017
3	35 Old Don Rd DON VALLEY 3139	\$739,000	06/05/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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Indicative Selling Price

\$720,000 - \$792,000

Median House Price

September quarter 2017: \$485,000



4 2 0

Rooms:

Property Type: House

Land Size: 9802 sqm approx

Agent Comments

Comparable Properties



25 Douglas Pde LAUNCHING PLACE 3139 (REI)

Agent Comments

4 2 5

Price: \$795,000

Method: Private Sale

Date: 30/01/2017

Rooms: 5

Property Type: House

Land Size: 8094 sqm approx



23 Coleman St YARRA JUNCTION 3797 (REI)

Agent Comments

4 2 6

Price: \$790,000

Method: Private Sale

Date: 20/03/2017

Rooms: 10

Property Type: House

Land Size: 11022 sqm approx



35 Old Don Rd DON VALLEY 3139 (REI/VG)

Agent Comments

3 2 2

Price: \$739,000

Method: Private Sale

Date: 06/05/2017

Rooms: 8

Property Type: House

Land Size: 20542 sqm approx