

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

22 Hillview Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$460,000

&

\$506,000

Median sale price

Median price

\$515,000

House

X

Unit

Suburb

Yarra Junction

Period - From

01/04/2018

to

30/06/2018

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	4 Warren La YARRA JUNCTION 3797	\$470,000	10/04/2018
2	11 Herbert St YARRA JUNCTION 3797	\$470,000	11/06/2018
3	14 Crestwood PI YARRA JUNCTION 3797	\$495,000	07/06/2018

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.



 3  2  2

Rooms:

Property Type: House

Land Size: 763 sqm approx

Agent Comments

Comparable Properties



4 Warren La YARRA JUNCTION 3797 (REI)

Agent Comments

 3  2  1

Price: \$470,000

Method: Private Sale

Date: 10/04/2018

Rooms: 4

Property Type: House

Land Size: 605 sqm approx



11 Herbert St YARRA JUNCTION 3797 (REI)

Agent Comments

 3  1  1

Price: \$470,000

Method: Private Sale

Date: 11/06/2018

Rooms: 7

Property Type: House

Land Size: 418 sqm approx



14 Crestwood Pl YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  2  2

Price: \$495,000

Method: Private Sale

Date: 07/06/2018

Rooms: 4

Property Type: House

Land Size: 878 sqm approx