

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

7 Sugargum Close, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$722,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/10/2021

to

31/12/2021

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	22 Yarra St YARRA JUNCTION 3797	\$770,000	23/12/2021
2	15 Hillview St YARRA JUNCTION 3797	\$755,000	30/10/2021
3	6 Pauls Cl YARRA JUNCTION 3797	\$740,000	30/11/2021

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:

01/04/2022 09:11



Property Type: Land
Land Size: 502 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median House Price
December quarter 2021: \$722,000

Comparable Properties



22 Yarra St YARRA JUNCTION 3797 (REI/VG) **Agent Comments**



Price: \$770,000
Method: Private Sale
Date: 23/12/2021
Property Type: House
Land Size: 1600 sqm approx



15 Hillview St YARRA JUNCTION 3797 (REI/VG) **Agent Comments**



Price: \$755,000
Method: Private Sale
Date: 30/10/2021
Property Type: House
Land Size: 693 sqm approx

6 Pauls CI YARRA JUNCTION 3797 (VG) **Agent Comments**



Price: \$740,000
Method: Sale
Date: 30/11/2021
Property Type: House (Res)
Land Size: 631 sqm approx