

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

2 Outlook Avenue Yarra Junction VIC 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Yarra Junction

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

8 Birrarrung Rise Yarra Junction VIC 3797	\$725,000	01-Mar-21
34 Crescent Road Yarra Junction VIC 3797	\$740,000	14-Feb-21
26 Douglas Parade Yarra Junction VIC 3797	\$765,000	22-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 13 July 2021


**8 Birrarrung Rise Yarra Junction
VIC 3797**

 4
  2
  2

Sold Price

\$725,000

Sold Date

01-Mar-21

Distance

0.52km

**34 Crescent Road Yarra Junction
VIC 3797**

 3
  2
  4

Sold Price

\$740,000

Sold Date

14-Feb-21

Distance

1.17km

**26 Douglas Parade Yarra Junction
VIC 3797**

 4
  2
  1

Sold Price

^{RS} **\$765,000**

Sold Date

22-Apr-21

Distance

0.49km
RS = Recent sale

UN = Undisclosed Sale

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