

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

15 Holmes Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$485,000 House ☒ 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	13 Merrigum La LAUNCHING PLACE 3139	\$637,000	10/05/2017
2	46 Riversdale Rd YARRA JUNCTION 3797	\$620,000	27/02/2017
3	9 Harberts Rd DON VALLEY 3139	\$610,000	20/06/2017

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

\$580,000 - \$638,000

Median House Price

September quarter 2017: \$485,000



 3  2  2

Rooms:

Property Type: House

Land Size: 4053 sqm approx

Agent Comments

Comparable Properties



13 Merrigum La LAUNCHING PLACE 3139 (REI)

Agent Comments

 4  2  -

Price: \$637,000

Method: Private Sale

Date: 10/05/2017

Rooms: 8

Property Type: House

Land Size: 839 sqm approx



46 Riversdale Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  2  5

Price: \$620,000

Method: Private Sale

Date: 27/02/2017

Rooms: 7

Property Type: House

Land Size: 1312 sqm approx



9 Harberts Rd DON VALLEY 3139 (REI/VG)

Agent Comments

 3  2  4

Price: \$610,000

Method: Private Sale

Date: 20/06/2017

Rooms: 4

Property Type: House

Land Size: 4686 sqm approx