

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 36 Mcowan Crescent, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$530,000 House X Unit Suburb Yarra Junction

Period - From 01/04/2018 to 31/03/2019 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		
2		
3		

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: 1000 sqm approx

Agent Comments

Comparable Properties



25 Hillview St YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  1  2

Price: \$480,000

Method: Private Sale

Date: 21/02/2019

Rooms: 6

Property Type: House

Land Size: 921 sqm approx



1/20 Yarra St YARRA JUNCTION 3797 (REI)

Agent Comments

 3  1  1

Price: \$480,000

Method: Private Sale

Date: 15/04/2019

Rooms: 6

Property Type: House

Land Size: 536 sqm approx

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.