

## 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<br>Including suburb and<br>postcode | 20 Peppercorn Place, Yarra Junction Vic 3797 |
|---------------------------------------------|----------------------------------------------|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$700,000 | & | \$770,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |                |
|---------------|------------|-------|------------|--------|------|--------|----------------|
| Median price  | \$435,000  | House | X          | Unit   |      | Suburb | Yarra Junction |
| Period - From | 01/07/2016 | to    | 30/06/2017 | 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.

Samantha Price

5967 1277

0438 795 190

samantha@bellrealestate.com.au

**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

Year ending June 2017: \$435,000



 5  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 1660 sqm approx

Agent Comments

## Comparable Properties



**17 Peppercorn PI YARRA JUNCTION 3797  
(REI/VG)**

Agent Comments

 4  2  6

**Price:** \$690,000

**Method:** Private Sale

**Date:** 25/07/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 1608 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.