

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 8 Station Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$582,500 House X Unit Suburb Yarra Junction

Period - From 01/01/2018 to 31/03/2018 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	1 Town View La YARRA JUNCTION 3797	\$515,000	24/04/2018
2	7/6-8 Yarra St YARRA JUNCTION 3797	\$510,000	12/04/2018
3	4 Warren La YARRA JUNCTION 3797	\$470,000	10/04/2018

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.

David Carroll

03 5964 2277

0419 539 320

david@bellrealestate.com.au

Indicative Selling Price

\$470,000 - \$510,000

Median House Price

March quarter 2018: \$582,500



3 1 1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



1 Town View La YARRA JUNCTION 3797 (REI) **Agent Comments**

3 1 2

Price: \$515,000

Method: Private Sale

Date: 24/04/2018

Rooms: 6

Property Type: House

Land Size: 376 sqm approx



7/6-8 Yarra St YARRA JUNCTION 3797 (REI) **Agent Comments**

3 1 1

Price: \$510,000

Method: Private Sale

Date: 12/04/2018

Rooms: 4

Property Type: House

Land Size: 277 sqm approx



4 Warren La YARRA JUNCTION 3797 (REI) **Agent Comments**

3 2 1

Price: \$470,000

Method: Private Sale

Date: 10/04/2018

Rooms: 4

Property Type: House

Land Size: 605 sqm approx