

## 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

30 Hoddle Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$689,000

Property type

House

Suburb

Yarra Junction

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/6 Birrarrung Rise Yarra Junction VIC 3797	\$707,000	21-Feb-22
16 Waterhaven Place Yarra Junction VIC 3797	\$710,000	24-Dec-21
2A Henry Street Yarra Junction VIC 3797	\$715,000	18-Jan-22

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: 03 March 2022



### 2/6 Birrarrung Rise Yarra Junction VIC 3797

Sold Price

<sup>RS</sup> **\$707,000**

Sold Date

**21-Feb-22**


Distance

**0.14km**


### 16 Waterhaven Place Yarra Junction VIC 3797

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**24-Dec-21**


Distance

**1.01km**


### 2A Henry Street Yarra Junction VIC 3797

Sold Price

<sup>RS</sup> **\$715,000** <sup>UN</sup>

Sold Date

**18-Jan-22**


Distance

**1.19km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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