

## 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

16 Valley Grove 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 \$640,000 & \$670,000

#### 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 | 127 Barak Dr LAUNCHING PLACE 3139      | \$620,000 | 16/01/2019   |
| 2 | 10 Valley Grove PI YARRA JUNCTION 3797 | \$630,000 | 02/05/2019   |
| 3 | 9 Nature Park Rise YARRA JUNCTION 3797 | \$650,000 | 04/02/2019   |

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.

16 Valley Grove Place, Yarra Junction Vic 3797



Team Yarra Valley

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**Indicative Selling Price**

\$640,000 - \$670,000

**Median House Price**

Year ending March 2019: \$530,000



3 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 716 sqm approx

**Agent Comments**

## Comparable Properties



**127 Barak Dr LAUNCHING PLACE 3139 (REI/VG)**

**Agent Comments**

3 2 4

**Price:** \$620,000

**Method:** Private Sale

**Date:** 16/01/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 10000 sqm approx



**10 Valley Grove PI YARRA JUNCTION 3797 (REI)**

**Agent Comments**

4 2 2

**Price:** \$630,000

**Method:** Private Sale

**Date:** 02/05/2019

**Rooms:** 10

**Property Type:** House

**Land Size:** 791 sqm approx



**9 Nature Park Rise YARRA JUNCTION 3797 (VG)**

**Agent Comments**

3 - -

**Price:** \$650,000

**Method:** Sale

**Date:** 04/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 711 sqm approx

**Account** - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466

**Generated:** 10/07/2019 10:59



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.