Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	e							
Address Including suburb and postcode	250 SETTLEMENT ROAD YARRA JUNCTION VIC 3797							
Indicative selling price								
For the meaning of this price	e see consumer.vio	c.gov.au	u/underquoting (*Delete singl	e price	e or range a	as applicable)	
Single Price			or range between	\$450,00	\$450,000		\$490,000	
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$670,000	0 Property type		Other	Other		Suburb Yarra Junction	
Period-from	01 Dec 2022	to	to 30 Nov 2023 S		ource	Corelogic		
Comparable property s	ales (*Delete A	or B b	pelow as appl	icable)				
A* These are the three estate agent or agen								
Address of comparable property					Price		Date of sale	
OR							,	

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: 02 December 2023



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