

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 9 Waterhaven Place, Yarra Junction Vic 3797

Indicative selling price

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

Single price \$581,000

Median sale price

Median price \$590,000

Property Type House

Suburb Yarra Junction

Period - From 01/10/2018

to 30/09/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	5 Waterhaven PI YARRA JUNCTION 3797	\$580,000	09/12/2019
2	2 Waterhaven PI YARRA JUNCTION 3797	\$575,000	20/10/2019
3	14 Waterhaven PI YARRA JUNCTION 3797	\$570,000	23/10/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

13/12/2019 11:48