

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

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Property offered for sale											
ddress 39 urb and stcode	39a Douglas Parade, Yarra Junction Vic 3797										
ing price											
of this price	e see cor	nsumer.vic.	gov.au/i	underq	luoting						
s540,000	)	&		\$590,	000						
rice											
\$582,500	Но	use X	U	nit			Suburb	Yarra Junction			
01/01/201	3 to	31/03/20	18		Source	REIV					
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### 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.

Add	dress of comparable property	Price	Date of sale
1	8 Bannerman St YARRA JUNCTION 3797	\$545,000	15/05/2018
2	4 Valley View Ct YARRA JUNCTION 3797	\$553,000	13/12/2017
3	15 Coleman St YARRA JUNCTION 3797	\$580,000	28/03/2018

#### 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.







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Indicative Selling Price \$540,000 - \$590,000 Median House Price March quarter 2018: \$582,500



2 2 2

Rooms:

**Property Type:** House (Res) **Land Size:** 591 sqm approx

**Agent Comments** 

# Comparable Properties



8 Bannerman St YARRA JUNCTION 3797 (REI) Agent Comments

Price: \$545,000 Method: Private Sale Date: 15/05/2018

Rooms: 4

**---** 3

Property Type: House Land Size: 1314 sqm approx



4 Valley View Ct YARRA JUNCTION 3797

(REI/VG)

43

**~~~** 2

Price: \$553,000 Method: Private Sale Date: 13/12/2017

Rooms: 7

Property Type: House Land Size: 602 sqm approx



15 Coleman St YARRA JUNCTION 3797 (REI)

**5 2 2** 2

**Price:** \$580,000 **Method:** Private Sale **Date:** 28/03/2018

Rooms: 8

**Property Type:** House **Land Size:** 1766 sqm approx

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





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.

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Agent Comments

**Agent Comments**