

## 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 39a Douglas Parade, 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 \$540,000 & \$590,000

#### Median sale price

Median price \$582,500 House X Unit Suburb Yarra Junction

Period - From 01/01/2018 to 31/03/2018 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	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.

Too Early for Photo



 3    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

 3    1    1

**Price:** \$545,000

**Method:** Private Sale

**Date:** 15/05/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 1314 sqm approx



**4 Valley View Ct YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

 3    2    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)**

Agent Comments

 5    2    2

**Price:** \$580,000

**Method:** Private Sale

**Date:** 28/03/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 1766 sqm approx