

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 4 Mcowan Crescent, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$515,000 House X Unit Suburb Yarra Junction

Period - From 01/04/2018 to 30/06/2018 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	9 Evergreen PI YARRA JUNCTION 3797	\$587,800	31/03/2018
2	15 Coleman St YARRA JUNCTION 3797	\$580,000	28/03/2018
3	6 Crestwood PI YARRA JUNCTION 3797	\$570,000	09/03/2018

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

\$550,000 - \$605,000

Median House Price

June quarter 2018: \$515,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1494 sqm approx

Agent Comments

Comparable Properties



9 Evergreen PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$587,800

Method: Private Sale

Date: 31/03/2018

Rooms: 8

Property Type: House

Land Size: 699 sqm approx



15 Coleman St YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 28/03/2018

Rooms: 8

Property Type: House

Land Size: 1766 sqm approx



6 Crestwood PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 09/03/2018

Rooms: 4

Property Type: House

Land Size: 507 sqm approx