

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

16 Coleman Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$557,500

House

X

Unit

Suburb Yarra Junction

Period - From 01/10/2017

to

30/09/2018

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	4 Mcowan Cr YARRA JUNCTION 3797	\$605,500	03/09/2018
2	2736 Warburton Hwy WESBURN 3799	\$640,000	03/07/2018
3	2903 Warburton Hwy WESBURN 3799	\$648,000	21/09/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1804 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending September 2018: \$557,500

Comparable Properties



4 Mcowan Cr YARRA JUNCTION 3797 (REI/VG) Agent Comments



Price: \$605,500

Method: Private Sale

Date: 03/09/2018

Rooms: 8

Property Type: House

Land Size: 1495 sqm approx



2736 Warburton Hwy WESBURN 3799 (REI/VG) Agent Comments



Price: \$640,000

Method: Private Sale

Date: 03/07/2018

Rooms: 6

Property Type: House

Land Size: 1290 sqm approx



2903 Warburton Hwy WESBURN 3799 (REI) Agent Comments



Price: \$648,000

Method: Private Sale

Date: 21/09/2018

Rooms: 9

Property Type: House

Land Size: 2169 sqm approx