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

25 Hilltop Court, Yarra Junction Vic 3797

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$495,000		&		\$540,000			
Median sale p	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Yarra Junction
Period - From	09/01/2023	to	08/01/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/20 Yarra St YARRA JUNCTION 3797	\$525,000	14/07/2023
2	4/24 Little Yarra Rd YARRA JUNCTION 3797	\$505,000	10/11/2023
3			

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.

This Statement of Information was prepared on:

09/01/2024 14:06







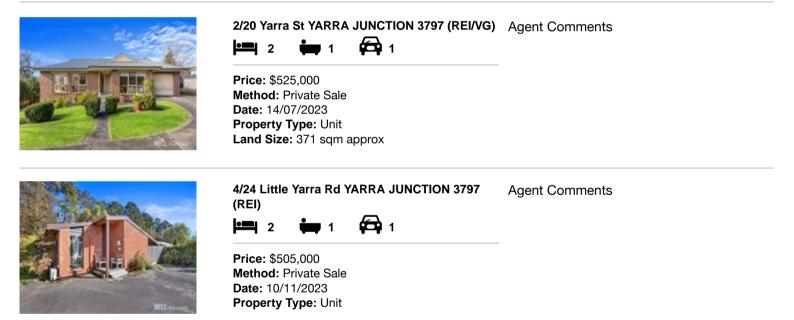


Property Type: House **Land Size:** 249 sqm approx Agent Comments 03 59671 277 0419 539 320 david@bellrealestate.com.au

David Carroll

Indicative Selling Price \$495,000 - \$540,000 Median Unit Price 09/01/2023 - 08/01/2024: \$570,000

Comparable Properties



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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propertydata



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