

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 consumer.vic.gov.au/underquoting

Range between \$495,000

&

\$540,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Yarra Junction

Period - From 09/01/2023

to 08/01/2024

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	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

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Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

09/01/2023 - 08/01/2024: \$570,000



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Property Type: House

Land Size: 249 sqm approx

Agent Comments

Comparable Properties



2/20 Yarra St YARRA JUNCTION 3797 (REI/VG) **Agent Comments**

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Price: \$525,000

Method: Private Sale

Date: 14/07/2023

Property Type: Unit

Land Size: 371 sqm approx



4/24 Little Yarra Rd YARRA JUNCTION 3797 (REI) **Agent Comments**

🛏 2 🛏 1 🚗 1

Price: \$505,000

Method: Private Sale

Date: 10/11/2023

Property Type: Unit

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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807