

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 2 Rangeview Crescent, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$611,500 House X Unit Suburb Yarra Junction

Period - From 01/10/2018 to 31/12/2018 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	19 Birrarrung Rise YARRA JUNCTION 3797	\$640,000	27/10/2018
2	47 Little Yarra Rd YARRA JUNCTION 3797	\$633,000	10/10/2018
3	4 Waterhaven PI YARRA JUNCTION 3797	\$585,500	26/02/2019

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: Land
Land Size: 979 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 December quarter 2018: \$611,500

Comparable Properties



19 Birrarrung Rise YARRA JUNCTION 3797 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 1309 sqm approx



47 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$633,000
Method: Private Sale
Date: 10/10/2018
Rooms: 5
Property Type: House
Land Size: 518 sqm approx



4 Waterhaven PI YARRA JUNCTION 3797 (REI) Agent Comments



Price: \$585,500
Method: Private Sale
Date: 26/02/2019
Rooms: 4
Property Type: Development Site (Res)
Land Size: 505 sqm approx