

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode	2566 Warburton Highway, Yarra Junction Vic 3797
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$795,000	&	\$874,500
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#### Median sale price

Median price	\$435,000	House	X	Unit		Suburb or locality	Yarra Junction
Period - From	01/07/2016	to	30/06/2017	Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 Peppercorn PI YARRA JUNCTION 3797	\$870,000	23/02/2017
2	2 Greenridge Ct WESBURN 3799	\$865,000	10/05/2017
3	52 Little Yarra Rd YARRA JUNCTION 3797	\$830,000	02/06/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

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**Indicative Selling Price**

\$795,000 - \$874,500

**Median House Price**

Year ending June 2017: \$435,000



5 2 0

**Rooms:**

**Property Type:** House

**Land Size:** 2109 sqm approx

Agent Comments

## Comparable Properties



**9 Peppercorn PI YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

4 2 3

**Price:** \$870,000

**Method:** Private Sale

**Date:** 23/02/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 2116 sqm approx



**2 Greenridge Ct WESBURN 3799 (REI/VG)**

Agent Comments

5 2 9

**Price:** \$865,000

**Method:** Private Sale

**Date:** 10/05/2017

**Rooms:** 10

**Property Type:** House

**Land Size:** 4000 sqm approx



**52 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

5 2 7

**Price:** \$830,000

**Method:** Private Sale

**Date:** 02/06/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 3884 sqm approx