

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 68a Little Yarra Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$570,000 House X Unit Suburb Yarra Junction

Period - From 01/07/2018 to 30/06/2019 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	17 Milners Rd YARRA JUNCTION 3797	\$555,000	11/06/2019
2	35 Hoddle St YARRA JUNCTION 3797	\$570,000	14/05/2019
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.



 4  2  2

Rooms:
Property Type: Land
Land Size: 514m2 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median House Price
Year ending June 2019: \$570,000

Comparable Properties



17 Milners Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  1  2

Price: \$555,000
Method: Private Sale
Date: 11/06/2019
Rooms: 4
Property Type: House
Land Size: 854 sqm approx



35 Hoddle St YARRA JUNCTION 3797 (REI/VG) **Agent Comments**

 3  1  2

Price: \$570,000
Method: Private Sale
Date: 14/05/2019
Rooms: 7
Property Type: House
Land Size: 1804 sqm approx



4 Waterhaven PI YARRA JUNCTION 3797 (VG) **Agent Comments**

 3  -  -

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