

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

48 Little Yarra Road Yarra Junction VIC 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Yarra Junction

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

4 Duke Street Yarra Junction VIC 3797	\$665,000	30-Jun-21
25A Little Yarra Road Yarra Junction VIC 3797	\$685,000	18-Dec-21
7 Queen Street Yarra Junction VIC 3797	\$689,000	08-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 18 January 2022



4 Duke Street Yarra Junction VIC 3797

Sold Price

\$665,000

Sold Date

30-Jun-21
 3

 1

 2

Distance

0.5km


25A Little Yarra Road Yarra Junction VIC 3797

Sold Price

^{RS} **\$685,000**

Sold Date

18-Dec-21
 3

 1

 4

Distance

0.47km


7 Queen Street Yarra Junction VIC 3797

Sold Price

\$689,000

Sold Date

08-Oct-21
 3

 1

 1

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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