

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 8 Bannerman Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$500,000 & \$540,000

Median sale price

Median price \$600,000 House X Unit Suburb Yarra Junction

Period - From 01/10/2017 to 31/12/2017 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 Outlook Av YARRA JUNCTION 3797	\$500,000	04/11/2017
2	11 Milners Rd YARRA JUNCTION 3797	\$505,000	07/10/2017
3	11 Station St YARRA JUNCTION 3797	\$510,550	14/12/2017

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.

8 Bannerman Street, Yarra Junction Vic 3797



Team Yarra Valley
03 5967 1800
03 5966 2800
sales@mcmath.com.au

Indicative Selling Price

\$500,000 - \$540,000

Median House Price

December quarter 2017: \$600,000



3 1 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1314 sqm approx

Agent Comments

Comparable Properties



19 Outlook Av YARRA JUNCTION 3797 (REI/VG)

Agent Comments

3 1 2

Price: \$500,000

Method: Private Sale

Date: 04/11/2017

Rooms: 5

Property Type: House

Land Size: 1693 sqm approx



11 Milners Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments

4 2 2

Price: \$505,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 1471 sqm approx



11 Station St YARRA JUNCTION 3797 (REI/VG) **Agent Comments**

2 1 -

Price: \$510,550

Method: Private Sale

Date: 14/12/2017

Rooms: 4

Property Type: House

Land Size: 860 sqm approx