

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	8 Coleman Street, Yarra Junction Vic 3797
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Indicative selling price

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

Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$485,000	House	X	Unit		Suburb or locality	Yarra Junction
Period - From	01/07/2017	to	30/09/2017	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	14 Bannerman St YARRA JUNCTION 3797	\$540,000	07/09/2017
2	1 Harberts Rd DON VALLEY 3139	\$540,000	01/04/2017
3	9 Bannerman St YARRA JUNCTION 3797	\$510,000	31/08/2017

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

\$500,000 - \$550,000

Median House Price

September quarter 2017: \$485,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1725 sqm approx

Agent Comments

Comparable Properties



14 Bannerman St YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 07/09/2017

Rooms: 5

Property Type: House

Land Size: 1317 sqm approx



1 Harberts Rd DON VALLEY 3139 (VG)

Agent Comments



Price: \$540,000

Method: Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 3063 sqm approx



9 Bannerman St YARRA JUNCTION 3797 (REI) Agent Comments



Price: \$510,000

Method: Private Sale

Date: 31/08/2017

Rooms: 6

Property Type: House

Land Size: 608 sqm approx