

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

7 Birrarrung Rise, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$645,000

&

\$695,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/10/2018

to

30/09/2019

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	3 Victoria St YARRA JUNCTION 3797	\$640,000	12/08/2019
2	16 Valley Grove PI YARRA JUNCTION 3797	\$645,000	01/08/2019
3	5 Stonewater PI YARRA JUNCTION 3797	\$685,000	31/05/2019

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.~~

This Statement of Information was prepared on:

20/11/2019 11:42



 3  2  4

Property Type: House (Previously Occupied - Detached)

Land Size: 982 sqm approx

Agent Comments

Comparable Properties

3 Victoria St YARRA JUNCTION 3797 (REI)

Agent Comments

 3  2  1

Price: \$640,000

Method: Private Sale

Date: 12/08/2019

Property Type: House

Land Size: 2471 sqm approx

16 Valley Grove PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  2  2

Price: \$645,000

Method: Private Sale

Date: 01/08/2019

Property Type: House

Land Size: 716 sqm approx



5 Stonewater PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 4  2  2

Price: \$685,000

Method: Private Sale

Date: 31/05/2019

Property Type: House

Land Size: 800 sqm approx