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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$645,000		&		\$695,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Hou	se		Suburb	Yarra Junction
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ade	dress 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



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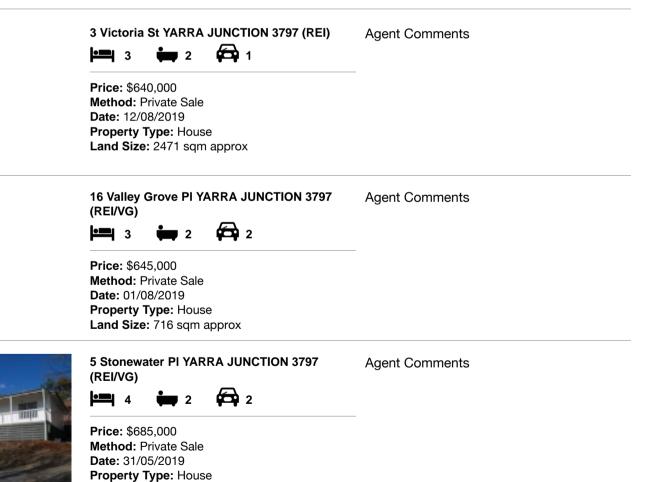


Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au



Property Type: House (Previously Occupied - Detached) Land Size: 982 sqm approx Agent Comments Indicative Selling Price \$645,000 - \$695,000 Median House Price Year ending September 2019: \$590,000

Comparable Properties



Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466

Land Size: 800 sqm approx



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.