

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	18 Douglas Parade, Yarra Junction Vic 3797
---	--

Indicative selling price

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

Range between	\$460,000	&	\$490,000
---------------	-----------	---	-----------

Median sale price

Median price	\$435,000	House	X	Unit		Suburb	Yarra Junction
Period - From	01/07/2016	to	30/06/2017	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	12 Mcowan Cr YARRA JUNCTION 3797	\$445,000	10/04/2017
2	2407 Warburton Hwy YARRA JUNCTION 3797	\$455,000	29/04/2017
3	3/37 Little Yarra Rd YARRA JUNCTION 3797	\$460,000	03/06/2017

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.~~



 3  1  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 824 sqm approx

Agent Comments

Comparable Properties



12 Mcowan Cr YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  1  2

Price: \$445,000

Method: Private Sale

Date: 10/04/2017

Rooms: 8

Property Type: House

Land Size: 1535 sqm approx



2407 Warburton Hwy YARRA JUNCTION 3797 (REI)

Agent Comments

 3  1  1

Price: \$455,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 7

Property Type: House (Res)

Land Size: 1064 sqm approx



3/37 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  2  2

Price: \$460,000

Method: Private Sale

Date: 03/06/2017

Rooms: 4

Property Type: House

Land Size: 279 sqm approx