

## 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 2564 Warburton Highway, Yarra Junction Vic 3797

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$410,000

#### Median sale price

Median price \$582,500 House X Unit Suburb Yarra Junction

Period - From 01/01/2018 to 31/03/2018 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.



 2    1    2

**Rooms:**

**Property Type:** House

**Land Size:** 456 sqm approx

Agent Comments

## Comparable Properties



**3/24 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

 2    1    -

**Price:** \$387,250

**Method:** Private Sale

**Date:** 10/03/2018

**Rooms:** 3

**Property Type:** House

**Land Size:** 219 sqm approx



**2/24 Little Yarra Rd YARRA JUNCTION 3797 (REI)**

Agent Comments

 2    1    1

**Price:** \$390,000

**Method:** Private Sale

**Date:** 07/06/2018

**Rooms:** 5

**Property Type:** House

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.