

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

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

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Property offered for sale											
Address Including suburb and postcode		1B Milners Road, Yarra Junction Vic 3797									
Indicative sell	ing pric	e									
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betwee	n \$460,0	000		&		\$49	5,000				
Median sale price											
Median price	\$485,00	0	Hous	se X	U	nit			Suburb	Yarra Junction	
Period - From	01/07/2	018	to	30/09/2018			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.

Add	dress of comparable property	Price	Date of sale
1	11 Herbert St YARRA JUNCTION 3797	\$470,000	11/06/2018
2	8 Station St YARRA JUNCTION 3797	\$485,000	14/07/2018
3	10/37 Little Yarra Rd YARRA JUNCTION 3797	\$490,000	10/07/2018

#### 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.







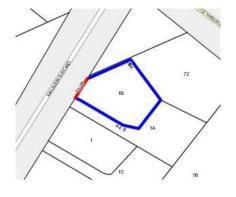
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**Indicative Selling Price** \$460,000 - \$495,000 **Median House Price** September quarter 2018: \$485,000



Property Type: House Land Size: 617 sqm approx

**Agent Comments** 



## Comparable Properties



11 Herbert St YARRA JUNCTION 3797 (REI/VG) Agent Comments

Price: \$470,000

Method: Private Sale Date: 11/06/2018

Rooms: 7

Property Type: House Land Size: 418 sqm approx



8 Station St YARRA JUNCTION 3797 (REI/VG) Agent Comments

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Price: \$485.000 Method: Private Sale Date: 14/07/2018 Rooms: 5

Property Type: House Land Size: 429 sqm approx



10/37 Little Yarra Rd YARRA JUNCTION 3797

(REI/VG)

Price: \$490,000 Method: Private Sale Date: 10/07/2018 Rooms: 4

Property Type: House Land Size: 285 sqm approx

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





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.

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**Agent Comments**