

## 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

11 BANNERMAN STREET YARRA JUNCTION VIC 3797

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Yarra Junction

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 2554A Warburton Highway Yarra Junction VIC 3797 | \$690,000 | 05-Oct-23 |
| 14 Waterhaven Place Yarra Junction VIC 3797     | \$690,000 | 26-Aug-23 |
| 4 Valley View Court Yarra Junction VIC 3797     | \$680,000 | 21-Jun-23 |

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 6 months.

This Statement of Information was prepared on: 19 October 2023


**2554A Warburton Highway  
Yarra Junction VIC 3797**

 3
  2
  2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date **05-Oct-23**

Distance **0.53km**

**14 Waterhaven Place Yarra  
Junction VIC 3797**

 3
  2
  2

Sold Price

Sold Date **26-Aug-23**

Distance **0.46km**

**4 Valley View Court Yarra  
Junction VIC 3797**

 2
  2
  2

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date **21-Jun-23**

Distance **0.28km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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