

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

11a Victoria Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$650,000

&

\$710,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/04/2019

to

31/03/2020

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	11 Valley Grove PI YARRA JUNCTION 3797	\$720,000	26/11/2019
2	7 Birrarrung Rise YARRA JUNCTION 3797	\$677,000	28/12/2019
3	13 Victoria St YARRA JUNCTION 3797	\$670,000	03/12/2019

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:

21/05/2020 09:25

David Carroll

03 5964 2277

0419 539 320

david@bellrealestate.com.au

Indicative Selling Price

\$650,000 - \$710,000

Median House Price

Year ending March 2020: \$580,000



Property Type:

Agent Comments

Comparable Properties

**11 Valley Grove PI YARRA JUNCTION 3797
(REI/VG)**

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 26/11/2019

Property Type: House

Land Size: 1031 sqm approx



**7 Birrarung Rise YARRA JUNCTION 3797
(REI/VG)**

Agent Comments



Price: \$677,000

Method: Private Sale

Date: 28/12/2019

Property Type: House

Land Size: 979 sqm approx



**13 Victoria St YARRA JUNCTION 3797
(REI/VG)**

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 03/12/2019

Property Type: House

Land Size: 2651 sqm approx