

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

15 Victoria Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/01/2022

to

31/12/2022

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	2482 Warburton Hwy YARRA JUNCTION 3797	\$840,000	10/01/2023
2	17 Nature Park Rise YARRA JUNCTION 3797	\$795,000	23/12/2022
3	33 Little Yarra Rd YARRA JUNCTION 3797	\$770,000	24/01/2023

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:

29/03/2023 09:22

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Indicative Selling Price

\$740,000 - \$810,000

Median House Price

Year ending December 2022: \$700,000

 3  2  2

Property Type: House

Land Size: 2661 sqm approx

Agent Comments

Comparable Properties



2482 Warburton Hwy YARRA JUNCTION 3797 (REI)

Agent Comments

 5  2  2

Price: \$840,000

Method: Private Sale

Date: 10/01/2023

Property Type: House

Land Size: 1500 sqm approx



17 Nature Park Rise YARRA JUNCTION 3797 (VG)

Agent Comments

 4  -  -

Price: \$795,000

Method: Sale

Date: 23/12/2022

Property Type: House (Res)

Land Size: 718 sqm approx



33 Little Yarra Rd YARRA JUNCTION 3797 (REI)

Agent Comments

 4  2  -

Price: \$770,000

Method: Private Sale

Date: 24/01/2023

Property Type: House

Land Size: 1948 sqm approx