

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	25 Hillview Street, Yarra Junction Vic 3797
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Indicative selling price

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

Range between	\$460,000	&	\$505,000
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Median sale price

Median price	\$611,500	House	X	Unit		Suburb	Yarra Junction
Period - From	01/10/2018	to	31/12/2018	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.

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Indicative Selling Price

\$460,000 - \$505,000

Median House Price

December quarter 2018: \$611,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 921 sqm approx

Agent Comments

Comparable Properties



22 Hillview St YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 25/09/2018

Rooms: 4

Property Type: House

Land Size: 763 sqm approx

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.