

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

7 Valley View Court, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$582,340 Property Type House Suburb Yarra Junction

Period - From 01/10/2019 to 31/12/2019 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.

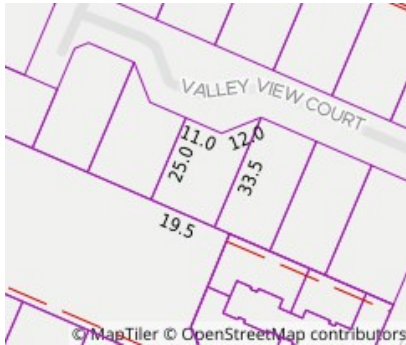
	Address of comparable property	Price	Date of sale
1	2554 Warburton Hwy YARRA JUNCTION 3797	\$570,000	31/10/2019
2	10 Waterhaven PI YARRA JUNCTION 3797	\$587,000	28/02/2020
3	2562a Warburton Hwy YARRA JUNCTION 3797	\$600,000	24/12/2019

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:

26/03/2020 11:32



Property Type: House (New - Detached)

Land Size: 542 sqm approx

Agent Comments

Comparable Properties



2554 Warburton Hwy YARRA JUNCTION 3797 (REI/VG) Agent Comments



Price: \$570,000

Method: Private Sale

Date: 31/10/2019

Rooms: 7

Property Type: House

Land Size: 1772 sqm approx



10 Waterhaven PI YARRA JUNCTION 3797 (REI) Agent Comments



Price: \$587,000

Method: Private Sale

Date: 28/02/2020

Rooms: 8

Property Type: House

Land Size: 641 sqm approx



2562a Warburton Hwy YARRA JUNCTION 3797 (REI/VG) Agent Comments



Price: \$600,000

Method: Private Sale

Date: 24/12/2019

Property Type: House

Land Size: 1036 sqm approx