## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	7 Valley View Court, Yarra Junction Vic 3797
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$580,000 & \$620,000	Range between	\$580,000	&	\$620,000
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### Median sale price

Median price	\$582,340	Pro	perty 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

Add	dress 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 comparableproperties 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





Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

**Indicative Selling Price** \$580,000 - \$620,000 **Median House Price** December quarter 2019: \$582,340



Property Type: House (New -

Detached)

Land Size: 542 sqm approx

Agent Comments

# Comparable Properties



2554 Warburton Hwy YARRA JUNCTION 3797

(REI/VG)

**---** 3

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) **--**3

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 Agent Comments

(REI/VG)

**---** 3

Price: \$600,000 Method: Private Sale Date: 24/12/2019 Property Type: House Land Size: 1036 sqm approx

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments** 

**Agent Comments**