

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

70 Little Yarra Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/10/2018

to

30/09/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	21 Dean Cr LAUNCHING PLACE 3139	\$546,500	24/07/2019
2	125 Wares Rd WESBURN 3799	\$530,000	09/08/2019
3	38 Old Don Rd DON VALLEY 3139	\$510,000	22/11/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

20/12/2019 16:55

Samantha Price

5967 1277

0438 795 190

samantha@bellrealestate.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

Year ending September 2019: \$590,000



2 2 2

Property Type: House (Previously

Occupied - Detached)

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



21 Dean Cr LAUNCHING PLACE 3139 (REI/VG) Agent Comments

3 2 1

Price: \$546,500

Method: Private Sale

Date: 24/07/2019

Property Type: House

Land Size: 836 sqm approx



125 Wares Rd WESBURN 3799 (REI/VG)

Agent Comments

4 1 2

Price: \$530,000

Method: Private Sale

Date: 09/08/2019

Rooms: 8

Property Type: House

Land Size: 1844 sqm approx



38 Old Don Rd DON VALLEY 3139 (REI/VG)

Agent Comments

2 1 2

Price: \$510,000

Method: Private Sale

Date: 22/11/2019

Rooms: 6

Property Type: House

Land Size: 1960 sqm approx