

# 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

7 Douglas Parade, Yarra Junction Vic 3797

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$795,000

&

\$874,500

### 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	36 Upper Crescent Rd YARRA JUNCTION 3797	\$910,000	23/10/2018
2	41 Guidehouse Rd WESBURN 3799	\$850,000	14/02/2019
3	49 Little Yarra Rd YARRA JUNCTION 3797	\$820,000	24/07/2019

**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:

04/11/2019 14:15