

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

2/8 Herbert Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price*

Median price

House

Unit

Suburb

Yarra Junction

Period - From

to

Source

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 3  2  2

Rooms:

Property Type: Unit

Land Size: 238m2 sqm approx

Agent Comments

Comparable Properties

4 Mont Vue CI YARRA JUNCTION 3797 (VG)

Agent Comments

 3  -  -

Price: \$540,000

Method: Sale

Date: 27/03/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2 Mont Vue CI YARRA JUNCTION 3797 (VG)

Agent Comments

 3  -  -

Price: \$540,000

Method: Sale

Date: 08/04/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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.