

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

62a Little Yarra Road, Yarra Junction Vic 3797

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/07/2018

to

30/06/2019

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	2 Mont Vue CI YARRA JUNCTION 3797	\$540,000	08/04/2019
2	35 Hoddle St YARRA JUNCTION 3797	\$570,000	14/05/2019
3	6 Crestwood PI YARRA JUNCTION 3797	\$585,000	29/07/2019

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:

19/09/2019 09:48



 3  1  2

Property Type: Land

Land Size: 1365m2 sqm approx

Agent Comments

Comparable Properties

2 Mont Vue CI YARRA JUNCTION 3797 (VG)

Agent Comments

 3  -  -

Price: \$540,000

Method: Sale

Date: 08/04/2019

Property Type: Flat/Unit/Apartment (Res)



35 Hoddle St YARRA JUNCTION 3797 (REI/VG) Agent Comments

 3  1  2

Price: \$570,000

Method: Private Sale

Date: 14/05/2019

Rooms: 7

Property Type: House

Land Size: 1804 sqm approx



6 Crestwood PI YARRA JUNCTION 3797 (REI)

Agent Comments

 4  2  2

Price: \$585,000

Method: Private Sale

Date: 29/07/2019

Property Type: House

Land Size: 507 sqm approx