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

10 Birrarrung Rise, Yarra Junction Vic 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$740,000		&		\$790,000					
Median sale p	rice									
Median price	\$710,000	Pro	operty Type	Hou	se		Suburb	Yarra Junction		
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	12 Evergreen PI YARRA JUNCTION 3797	\$782,000	29/11/2024
2	51 Douglas Pde YARRA JUNCTION 3797	\$785,000	25/09/2024
3	4 Waterhaven PI YARRA JUNCTION 3797	\$750,000	30/08/2024

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:

10/12/2024 12:13



10 Birrarrung Rise, Yarra Junction Vic 3797



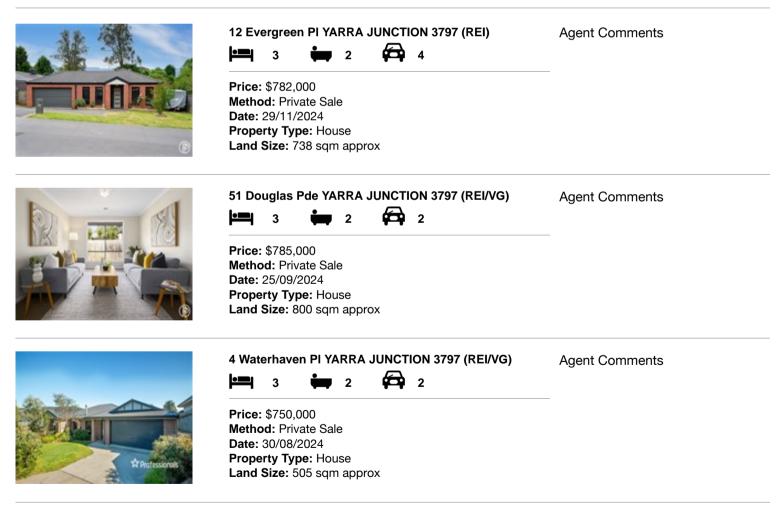
Rebecca Halit 0429 888 367 rebecca@propertypartnersre.com.au





Property Type: House Land Size: 703 sqm approx Agent Comments Indicative Selling Price \$740,000 - \$790,000 Median House Price Year ending September 2024: \$710,000

Comparable Properties



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