

## 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

4 Warren Lane, 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

\$450,000

&

\$480,000

### Median sale price

Median price

\$485,000

House

X

Unit

Suburb

Yarra Junction

Period - From

01/07/2017

to

30/09/2017

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		
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.



 3    2    1

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 605 sqm approx

Agent Comments

## Comparable Properties

27 Little Yarra Rd YARRA JUNCTION 3797 (VG) Agent Comments

 2    -    -

**Price:** \$455,000

**Method:** Sale

**Date:** 29/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1013 sqm approx



1/37 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG) Agent Comments

 3    2    2

**Price:** \$465,000

**Method:** Private Sale

**Date:** 29/08/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 503 sqm approx

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.