

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 between \$740,000 & \$790,000

Median sale price

Median price \$710,000 Property Type House Suburb Yarra Junction

Period - From 01/10/2023 to 30/09/2024 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	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



 3  2  2

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



12 Evergreen PI YARRA JUNCTION 3797 (REI)

Agent Comments

 3  2  4

Price: \$782,000
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 738 sqm approx



51 Douglas Pde YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  2  2

Price: \$785,000
Method: Private Sale
Date: 25/09/2024
Property Type: House
Land Size: 800 sqm approx



4 Waterhaven PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 3  2  2

Price: \$750,000
Method: Private Sale
Date: 30/08/2024
Property Type: House
Land Size: 505 sqm approx