

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

### 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		11 Station Street, Yarra Junction Vic 3797												
Indicative selling price														
For the meaning of this price see consumer.vic.gov.au/underquoting														
Range between \$480,		,000		&			\$520,000							
Median sale price														
Median price	\$485,00	0	Hou	se	Х	<del>Un</del>	iŧ				Suburb	Yarra J	unction	
Period - From	01/07/20	)17	to	30/09	9/2017			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.

Add	dress of comparable property	Price	Date of sale	
1	1/37 Little Yarra Rd YARRA JUNCTION 3797	\$465,000	29/08/2017	
2	18 Douglas Pde YARRA JUNCTION 3797	\$485,000	21/08/2017	
3	19 Outlook Av YARRA JUNCTION 3797	\$500,000	04/11/2017	

#### 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.







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**Indicative Selling Price** \$480,000 - \$520,000 **Median House Price** September quarter 2017: \$485,000



Rooms:

Property Type: House Land Size: 696 sqm approx

**Agent Comments** 

## Comparable Properties



1/37 Little Yarra Rd YARRA JUNCTION 3797

(REI)

Price: \$465,000 Method: Private Sale Date: 29/08/2017 Rooms: 4

Property Type: House Land Size: 503 sqm approx **Agent Comments** 



18 Douglas Pde YARRA JUNCTION 3797 (REI) Agent Comments

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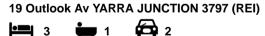




Price: \$485.000 Method: Private Sale Date: 21/08/2017

Rooms: 4

Property Type: House Land Size: 824 sqm approx





Price: \$500.000 Method: Private Sale Date: 04/11/2017 Rooms: 5

Property Type: House Land Size: 1693 sqm approx **Agent Comments** 





Generated: 09/12/2017 12:50



