

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 \$485,000

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	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.



 3  1  0

Rooms:
Property Type: House
Land Size: 696 sqm approx
Agent Comments

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

Comparable Properties



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



18 Douglas Pde YARRA JUNCTION 3797 (REI) Agent Comments

 3  1  2

Price: \$485,000
Method: Private Sale
Date: 21/08/2017
Rooms: 4
Property Type: House
Land Size: 824 sqm approx



19 Outlook Av YARRA JUNCTION 3797 (REI) Agent Comments

 3  1  2

Price: \$500,000
Method: Private Sale
Date: 04/11/2017
Rooms: 5
Property Type: House
Land Size: 1693 sqm approx