

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	8 Yarraridge Crescent, Yarra Junction Vic 3797
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$560,000	&	\$600,000
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Median sale price

Median price	\$530,000	House	X	Unit		Suburb	Yarra Junction
Period - From	01/04/2018	to	31/03/2019	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	35 Hoddle St YARRA JUNCTION 3797	\$570,000	14/05/2019
2	11 Valley View Ct YARRA JUNCTION 3797	\$580,000	01/05/2019
3	4 Waterhaven PI YARRA JUNCTION 3797	\$585,500	26/02/2019

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.



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$560,000 - \$600,000
Median House Price
Year ending March 2019: \$530,000

Comparable Properties



35 Hoddle St YARRA JUNCTION 3797 (REI) **Agent Comments**



Price: \$570,000
Method: Private Sale
Date: 14/05/2019
Rooms: 7
Property Type: House
Land Size: 1804 sqm approx



11 Valley View Ct YARRA JUNCTION 3797 (REI) **Agent Comments**



Price: \$580,000
Method: Private Sale
Date: 01/05/2019
Rooms: -
Property Type: House
Land Size: 565 sqm approx



4 Waterhaven PI YARRA JUNCTION 3797 (REI) **Agent Comments**



Price: \$585,500
Method: Private Sale
Date: 26/02/2019
Rooms: 4
Property Type: Development Site (Res)
Land Size: 505 sqm approx