

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

56 Mcowan Crescent, 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 \$590,000 & \$645,000

### Median sale price

Median price \$590,000 Property Type House Suburb Yarra Junction

Period - From 01/10/2018 to 30/09/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	3 Victoria St YARRA JUNCTION 3797	\$640,000	12/08/2019
2	4 Mcowan Cr YARRA JUNCTION 3797	\$605,500	03/09/2018
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

24/10/2019 11:29

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**Indicative Selling Price**

\$590,000 - \$645,000

**Median House Price**

Year ending September 2019: \$590,000



3 1 0

**Property Type:** House

**Land Size:** 5145 sqm approx

Agent Comments

## Comparable Properties

**3 Victoria St YARRA JUNCTION 3797 (REI)**

Agent Comments

3 2 1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 12/08/2019

**Property Type:** House

**Land Size:** 2471 sqm approx



**4 Mcowan Cr YARRA JUNCTION 3797 (REI/VG)** Agent Comments

4 2 2

**Price:** \$605,500

**Method:** Private Sale

**Date:** 03/09/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 1495 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.