

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 andpostcode

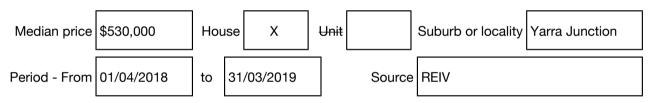
5 5/2556 Warburton Highway, Yarra Junction Vic 3797 r

Indicative selling price

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

| Range between | \$430,000 | & | \$470,000 |
|---------------|-----------|---|-----------|
| - | | | |

Median sale price



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 | 10/37 Little Yarra Rd YARRA JUNCTION 3797 | \$490,000 | 10/07/2018 |
| 2 | 1/20 Yarra St YARRA JUNCTION 3797 | \$480,000 | 15/04/2019 |
| 3 | 2/22 Hoddle St YARRA JUNCTION 3797 | \$415,000 | 08/04/2019 |

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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.