

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

6 Waterhaven Place, Yarra Junction Vic 3797

Indicative selling price

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

Single price \$592,000

Median sale price

Median price \$587,750

Property Type House

Suburb Yarra Junction

Period - From 21/09/2018

to 20/09/2019

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 18 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	4 Waterhaven PI YARRA JUNCTION 3797	\$585,500	26/02/2019
2	6 Crestwood PI YARRA JUNCTION 3797	\$585,000	29/07/2019
3	11 Valley View Ct YARRA JUNCTION 3797	\$580,000	01/05/2019

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 18 months.~~

This Statement of Information was prepared on:

21/09/2019 10:06