

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 36 Barak Drive, Yarra Junction Vic 3797
Including suburb or locality and postcode

Indicative selling price

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

Range between \$630,000 & \$690,000

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 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	1916 Don Rd DON VALLEY 3139	\$680,000	17/06/2019
2	3 Victoria St YARRA JUNCTION 3797	\$640,000	12/08/2019
3	16 Coleman St YARRA JUNCTION 3797	\$640,000	01/02/2019

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: 24/10/2019 13:57