

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

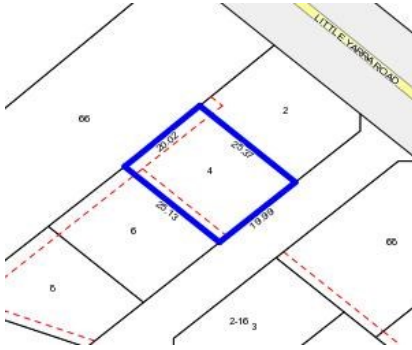
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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 & Land Package (under construction)
Land Size: 504 sqm approx
Agent Comments

Comparable Properties

4/8 Herbert St YARRA JUNCTION 3797 (REI) Agent Comments



Price: \$555,000
Method: Private Sale
Date: 22/11/2018
Rooms: -
Property Type: House (New - Detached)
Land Size: 229 sqm approx



39a Douglas Pde YARRA JUNCTION 3797 (REI/VG) Agent Comments



Price: \$570,000
Method: Private Sale
Date: 22/06/2018
Rooms: 4
Property Type: House
Land Size: 591 sqm approx

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.