

## 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	2-8 Herbert Street, 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	\$545,000	&	\$595,000
---------------	-----------	---	-----------

#### Median sale price

Median price	\$530,000	House	X	Unit		Suburb	Yarra Junction
Period - From	01/04/2018	to	31/03/2019	Source	REIV		

#### 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	3 Mont Vue CI YARRA JUNCTION 3797	\$555,000	22/11/2018
2	4/8 Herbert St YARRA JUNCTION 3797	\$555,000	22/11/2018
3	4 Mont Vue CI YARRA JUNCTION 3797	\$540,000	27/03/2019

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.



 3    2    2

**Rooms:**  
**Property Type:** House (New - Detached)  
**Land Size:** 229 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$545,000 - \$595,000  
**Median House Price**  
Year ending March 2019: \$530,000

## Comparable Properties

**3 Mont Vue CI YARRA JUNCTION 3797 (VG)**   Agent Comments

 3    -    -

**Price:** \$555,000  
**Method:** Sale  
**Date:** 22/11/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

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

 3    2    2

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

**4 Mont Vue CI YARRA JUNCTION 3797 (VG)**   Agent Comments

 3    -    -

**Price:** \$540,000  
**Method:** Sale  
**Date:** 27/03/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)