## 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

1/4 Herbert Street, Yarra Junction Vic 3797

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$760,000		&		\$810,000			
Median sale p	rice							
Median price	\$734,000	Pro	operty Type	Hou	se		Suburb	Yarra Junction
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8 Evergreen PI YARRA JUNCTION 3797	\$810,000	04/12/2023
2	28B Yarra St YARRA JUNCTION 3797	\$810,000	13/10/2023
3	2 Pauls CI YARRA JUNCTION 3797	\$785,000	08/09/2023

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.

This Statement of Information was prepared on:

22/12/2023 11:40



1/4 Herbert Street, Yarra Junction Vic 3797



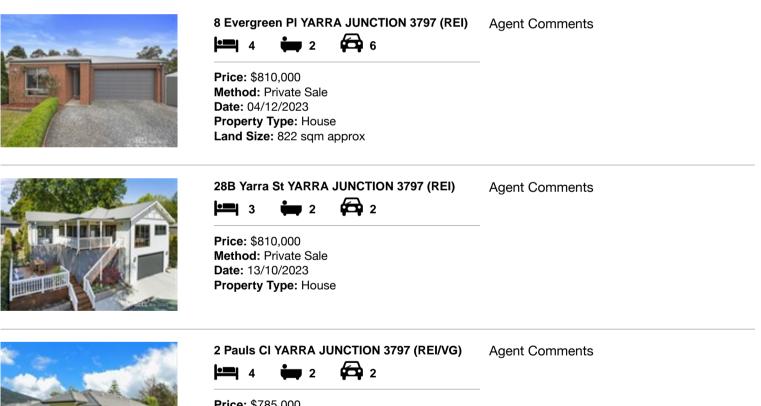




**Property Type:** Agent Comments David Carroll 03 59671 277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$760,000 - \$810,000 Median House Price September quarter 2023: \$734,000

# **Comparable Properties**





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



propertydata

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