

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 consumer.vic.gov.au/underquoting

Range between \$760,000 & \$810,000

Median sale price

Median price \$734,000 Property Type House Suburb Yarra Junction

Period - From 01/07/2023 to 30/09/2023 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	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

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Indicative Selling Price

\$760,000 - \$810,000

Median House Price

September quarter 2023: \$734,000



Property Type:

Agent Comments

Comparable Properties



8 Evergreen PI YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 822 sqm approx



28B Yarra St YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 13/10/2023

Property Type: House



2 Pauls CI YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 08/09/2023

Property Type: House

Land Size: 576 sqm approx

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