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

14 Henry Street, Yarra Junction Vic 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$760,000		&		\$790,000				
Median sale p	rice								
Median price	\$709,000	Pro	operty Type	Hou	se		Suburb	Yarra Junction	
Period - From	01/04/2023	to	31/03/2024		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 sixmonths 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	17 Herbert St YARRA JUNCTION 3797	\$790,000	21/04/2024
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.

This Statement of Information was prepared on:

11/07/2024 08:47









Property Type: House Land Size: 2000 sqm approx Agent Comments 0419 539 320 david@bellrealestate.com.au Indicative Selling Price

David Carroll 03 59671 277

\$760,000 - \$790,000 Median House Price Year ending March 2024: \$709,000

Comparable Properties



17 Herbert St YARRA JUNCTION 3797 (REI/VG) Agent Comments

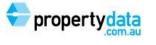


Price: \$790,000 Method: Private Sale Date: 21/04/2024 Property Type: House Land Size: 1583 sqm approx

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.

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





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