

# 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

19 Birrarrung Rise, 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$709,000 Property Type House Suburb Yarra Junction

Period - From 01/04/2023 to 31/03/2024 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	1 Rangeview Cr YARRA JUNCTION 3797	\$1,090,000	19/01/2024
2	7 Peppercorn Pl YARRA JUNCTION 3797	\$1,080,000	06/03/2024
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:

05/06/2024 21:51

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending March 2024: \$709,000



**Property Type:** House (Res)

**Land Size:** 1309 sqm approx

Agent Comments

## Comparable Properties

**1 Rangeview Cr YARRA JUNCTION 3797 (VG)** Agent Comments



**Price:** \$1,090,000

**Method:** Sale

**Date:** 19/01/2024

**Property Type:** House (Res)

**Land Size:** 1070 sqm approx



**7 Peppercorn PI YARRA JUNCTION 3797 (REI/VG)** Agent Comments



**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 06/03/2024

**Property Type:** House

**Land Size:** 2667 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 - Barry Plant | P: 03 9735 3300