

# 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

25 Hilltop Court, 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 \$540,000 & \$590,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Yarra Junction

Period - From 16/08/2022 to 15/08/2023 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	12 Bannerman St YARRA JUNCTION 3797	\$580,000	04/07/2023
2	3/32 Yarra St YARRA JUNCTION 3797	\$570,000	29/03/2023
3	1/23 Yarra St YARRA JUNCTION 3797	\$540,000	14/04/2023

**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:

16/08/2023 13:29

David Carroll  
03 59671 277  
0419 539 320

david@bellrealestate.com.au

**Indicative Selling Price**

\$540,000 - \$590,000

**Median Unit Price**

16/08/2022 - 15/08/2023: \$610,000



2   1   1

**Property Type:** House

**Land Size:** 249 sqm approx

Agent Comments

## Comparable Properties



**12 Bannerman St YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$580,000

**Method:** Private Sale

**Date:** 04/07/2023

**Property Type:** House

**Land Size:** 553 sqm approx

**3/32 Yarra St YARRA JUNCTION 3797 (VG)**

Agent Comments

3   -   -

**Price:** \$570,000

**Method:** Sale

**Date:** 29/03/2023

**Property Type:** Flat/Unit/Apartment (Res)



**1/23 Yarra St YARRA JUNCTION 3797 (REI/VG)** Agent Comments

2   1   1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 14/04/2023

**Property Type:** House

**Land Size:** 420 sqm approx

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