

# 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 2/32 Hoddle Street, 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 \$670,000 & \$695,000

### Median sale price

Median price \$575,000 Property Type House Suburb Yarra Junction

Period - From 29/05/2019 to 28/05/2020 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	5 Stonewater PI YARRA JUNCTION 3797	\$685,000	31/05/2019
2	1 Stonewater PI YARRA JUNCTION 3797	\$685,000	20/12/2018
3	13 Victoria St YARRA JUNCTION 3797	\$670,000	03/12/2019

**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: 29/05/2020 11:33

2/32 Hoddle Street, Yarra Junction Vic 3797



 4  2  2

**Property Type:** Land  
**Land Size:** 854 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$670,000 - \$695,000  
**Median House Price**  
29/05/2019 - 28/05/2020: \$575,000

## Comparable Properties



**5 Stonewater PI YARRA JUNCTION 3797**  
(REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 31/05/2019  
**Property Type:** House  
**Land Size:** 800 sqm approx



**1 Stonewater PI YARRA JUNCTION 3797**  
(REI/VG)

**Agent Comments**

 4  2  5

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 20/12/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 903 sqm approx



**13 Victoria St YARRA JUNCTION 3797**  
(REI/VG)

**Agent Comments**

 4  2  3

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 03/12/2019  
**Property Type:** House  
**Land Size:** 2651 sqm approx

**Account** - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.