

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

5 Pauls Close Yarra Junction VIC 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Other

Suburb

Yarra Junction

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

13 Evergreen Place Yarra Junction VIC 3797	\$600,000	11-Jan-20
23 Valley Grove Place Yarra Junction VIC 3797	\$710,000	10-Jun-20
36 Edward Street Wesburn VIC 3799	\$690,000	09-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 02 December 2020


**13 Evergreen Place Yarra Junction
VIC 3797**
 4  2  2

Sold Price

\$600,000

Sold Date

11-Jan-20

Distance

0.26km

**23 Valley Grove Place Yarra
Junction VIC 3797**
 4  2  2

Sold Price

\$710,000

Sold Date

10-Jun-20

Distance

1.24km

**36 Edward Street Wesburn VIC
3799**
 4  2  2

Sold Price

^{RS} **\$690,000**

Sold Date

09-Oct-20

Distance

3.44km

RS = Recent sale

UN = Undisclosed Sale

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