

Statement of Information



80 Charles Street Seddon 3011
p: 03 8398 7800 f: 03 8398 7888
20 Hall Street Newport 3015
p: 03 9392 1878 f: 03 9399 2888

Section 47AF of the Estate Agents Act 1980

**Date Statement
First Produced**

03/07/2017

**Date Statement
Last Updated**

Property offered for sale

Address
Including suburb &
postcode

16 Hughes Street, Yarraville 3013

Indicative selling price

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

Single price

\$

**Or a range
between**

\$860,000

&

\$900,000

Median sale price

(*Delete House or Unit as applicable)

Median price

\$1,001,000

House

Suburb

Yarraville

Period: from

01/01/2017

to

31/03/2017

Source

Real Estate Institute of Victoria

Comparable property sales

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. 96 Hamilton Street, Yarraville 3013	\$840,000	24/06/17
2. 260 Francis Street, Yarraville 3013	\$892,000	13/05/17
3. 76 Castlemaine Street, Yarraville 3013	\$935,000	06/05/17