

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

10/127 Somerville Road, Yarraville Vic 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$659,000

Median sale price

Median price \$1,001,000

House X

Suburb Yarraville

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
7/88 Stephen St YARRAVILLE 3013	\$782,000	04/03/2017
5/127 Somerville Rd YARRAVILLE 3013	\$719,000	12/01/2017
1/27 Stephen St YARRAVILLE 3013	\$709,500	19/05/2017