

# 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 138 Hyde Street, Yarraville VIC 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting))

Single Price \$950,000

### Median sale price

Median price \$973,000

Property type House

Suburb Yarraville

Period - From 01.07.2019

to

30.09.2019

Source REIV

### Comparable property sales

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. 76 Pentland Parade, Yarraville	\$970,000	09.11.2019
2. 41 Austin Street, Seddon	\$950,000	19.10.2019
3. 121 Simpson Street, Yarraville	\$965,000	25.10.2019

This Statement of Information was prepared on: 09.12.2019