

# 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**

01.11.17

**Date Statement  
Last Updated**

## Property offered for sale

**Address**  
Including suburb &  
postcode

51 Bellairs Avenue, Yarraville

## Indicative selling price

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

(\*Enter a single price OR a range as applicable)

**Single price**

**Or a range  
between**

\$1,180,000

**&**

\$1,250,000

## Median sale price

(\*Delete House or Unit as applicable)

**Median price**

\$1,044,000

**House**

**Suburb**

Yarraville

**Period: from**

01.07.17

**to**

30.09.17

**Source**

REIV

## Comparable property sales (\*Delete A and the table OR B below as applicable)

**A\*** These is one comparable property sold within two kilometers 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. 69 Chirnside Street, Kingsville	\$1,160,000	28.09.17
2. 1/24 Norfolk Street, Yarraville	\$1,200,000	03.06.17
3. 8 Blanche Street, Yarraville	\$1,245,000	14.08.17

**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.