### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/20 Bishop Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquot	ting				
Single price	e \$330,000									
Median sale price										
Median price	\$687,000	Pro	operty Type	Unit	t		Suburb	Yarraville		
Period - From	01/01/2019	to	31/12/2019		So	ource	REIV			

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6/499 Geelong Rd YARRAVILLE 3013	\$310,000	04/03/2020
2			
3			

#### OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

07/04/2020 16:29



# hockingstuart



**Property Type:** Agent Comments Indicative Selling Price \$330,000 Median Unit Price Year ending December 2019: \$687,000

## **Comparable Properties**



6/499 Geelong Rd YARRAVILLE 3013 (VG)

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Price: \$310,000 Method: Sale Date: 04/03/2020 Property Type: Strata Unit/Flat Agent Comments

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.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.