

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

19 Stephen Street, Yarraville Vic 3013

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$956,000

House

X

Suburb Yarraville

Period - From 01/04/2016

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
34 Princess St SEDDON 3011	\$1,126,000	18/03/2017
37 Buninyong St YARRAVILLE 3013	\$1,070,000	03/03/2017
18 Free St YARRAVILLE 3013	\$1,035,000	11/02/2017