

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 2/382 Williamstown Road YARRAVILLE 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$630,000 & \$690,000

Median sale price

Median price \$644,000 Property type Unit Suburb Yarraville

Period - From 1 April 2020 to 31 June 2020 Source 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 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. 2B Banool Ave Yarraville	\$670,000	14th May 2020
2. 107 Francis St, Yarraville	\$670,000	2nd July 2020
3. 1/20 Gordon St, Yarraville	\$621,000	3rd June 2020

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.~~

This Statement of Information was prepared on: 5th August 2020