

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$800,000 & \$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$910,000 *House ☒ *Unit ☐ Suburb or locality YARRAVILLE
Period - From 1 APRIL 2019 to 30 JUNE 2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 70 CASTLEMAINE STREET, YARRAVILLE	\$895,000	31 JULY 2019
2. 11 GRAY STREET, YARRAVILLE	\$800,000	6 MAY 2019
3. 42 MURRAY STREET, YARRAVILLE	\$877,500	13 MAY 2019

OR

B* ~~Either~~ 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*.

~~Or~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)