

Statement of Information

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

Section 47AF of the Estate Agents Act 1980

Date of Statement 20/05/2017

Property offered for sale

Address
Including suburb & postcode 96 Hamilton Street, Yarraville 3013

Indicative selling price

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

Single price \$870,000

**Or a range
between**

&

Median sale price

(*Delete House or Unit as applicable)

Median price \$1,001,000

House

Suburb Yarraville

Period: from 01/01/2017

to 31/03/2017

Source Real Estate Institute of Victoria

Comparable property sales

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. 43 Ballarat Street, Yarraville	\$767,000	25/02/2017
2. 5 Lawrence Street, Seddon	\$870,000	25/03/2017
3. 57 Castlemaine Street, Yarraville	\$822,500	25/02/2017