

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	6/334 Nicholson Street, Yarraville Vic 3013
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$529,000

Median sale price

Median price	\$583,500	House		Unit	X	Suburb	Yarraville
Period - From	01/07/2017	to	30/06/2018	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	12/40 Stephen St YARRAVILLE 3013	\$560,000	20/08/2018
2	1/245-249 Nicholson St SEDDON 3011	\$532,500	29/07/2018
3	18/146 Hyde St YARRAVILLE 3013	\$487,500	09/08/2018

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.