

## 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

20 Adaleigh Street, Yarraville Vic 3013

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,575,000

&amp;

\$1,625,000

## Median sale price

Median price \$997,188

House

X

Unit

Suburb Yarraville

Period - From 12/09/2018

to

11/09/2019

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		
2		
3		

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.



**Rooms:**

**Property Type:** House

**Land Size:** 503 sqm approx

Agent Comments

## Comparable Properties



**2 Pearce St YARRAVILLE 3013 (REI)**

Agent Comments



**Price:** \$1,620,000

**Method:** Sold Before Auction

**Date:** 07/08/2019

**Rooms:** -

**Property Type:** House (Res)

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.