

## 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

23 Stone 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 \$1,200,000

&

\$1,300,000

#### Median sale price

Median price \$1,001,000

House

X

Suburb

Yarraville

Period - From 01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-------------|--------------|
| 38 Simpson St YARRAVILLE 3013  | \$1,275,000 | 13/02/2017   |
| 24 Goulburn St YARRAVILLE 3013 | \$1,225,000 | 03/06/2017   |
| 73 Ofarrell St YARRAVILLE 3013 | \$1,225,000 | 13/04/2017   |