

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

96 Pentland Parade, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,101,000

House

X

Unit

Suburb Yarraville

Period - From 01/04/2017

to

30/06/2017

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	36 Bayview Rd SEDDON 3011	\$1,085,000	24/06/2017
2	86 Francis St YARRAVILLE 3013	\$1,042,000	06/07/2017
3	48 Coronation St KINGSVILLE 3012	\$1,020,000	01/07/2017

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 (Res)

Agent Comments

Comparable Properties



36 Bayview Rd SEDDON 3011 (REI/VG)

Agent Comments



Price: \$1,085,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 292 sqm approx



86 Francis St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,042,000

Method: Sold Before Auction

Date: 06/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 357 sqm approx

48 Coronation St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$1,020,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 281 sqm approx