Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7 Loch Street, Yarraville Vic 3013

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$780,000		&		\$820,000			
Median sale pr	rice							
Median price	\$1,033,500	Pro	Property Type House		se		Suburb	Yarraville
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	74 Anderson St YARRAVILLE 3013	\$805,000	26/10/2019
2	25 Cecil St YARRAVILLE 3013	\$787,000	14/09/2019
3	9 Hansen St WEST FOOTSCRAY 3012	\$760,000	21/12/2019

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.

This Statement of Information was prepared on:

22/01/2020 09:23



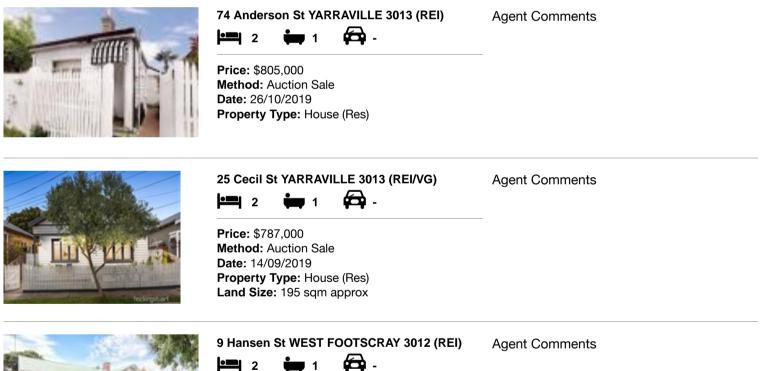
hockingstuart





Property Type: House (Previously Occupied - Detached) Land Size: 306 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$820,000 Median House Price December quarter 2019: \$1,033,500

Comparable Properties





Price: \$760,000 Method: Auction Sale Date: 21/12/2019 Rooms: 4 Property Type: House (Res) Land Size: 351 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.