

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 76 Pentland Parade, Yarraville

Indicative selling price

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

Single price \$ or range between \$890,000 & \$940,000

Median sale price

Median price \$910,000 Property type House Suburb Yarraville

Period - From 01.04.2019 to 30.06.2019 Source REIV

Comparable property sales

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. 29 Charles Street, Seddon	\$925,000	16.08.2019
2. 70 Castlemaine Street, Yarraville	\$895,000	31.07.2019
3. 16 Pole Street, Seddon	\$1,019,000	17.08.2019

This Statement of Information was prepared on: 10.10.2019