

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

9 Alice Street, Yarraville Vic 3013

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,044,000

House

X

Unit

Suburb

Yarraville

Period - From

01/07/2017

to

30/09/2017

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	182 Queensville St KINGSVILLE 3012	\$860,000	23/10/2017
2	22 Margaret St SEDDON 3011	\$817,000	07/10/2017
3	122 Pilgrim St SEDDON 3011	\$814,000	19/07/2017

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

Land Size: 222.439 sqm approx

Agent Comments

Comparable Properties



182 Queensville St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$860,000

Method: Sold Before Auction

Date: 23/10/2017

Rooms: 3

Property Type: House (Res)

Land Size: 275 sqm approx



22 Margaret St SEDDON 3011 (REI)

Agent Comments



Price: \$817,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 250 sqm approx



122 Pilgrim St SEDDON 3011 (REI)

Agent Comments



Price: \$814,000

Method: Sold Before Auction

Date: 19/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 129 sqm approx