

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 7 Taylor Street YARRAVILLE 3016

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$890,000

or range between

&

Median sale price

Median price \$960,000

Property type House

Suburb YARRAVILLE

Period - From 1 Jul 2020

to

30 Sep 2020

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. 148 Somerville Road Yarraville | \$900,000 | 5 Aug 2020 |
| 2. 12 Cuming Street Yarraville | \$910,000 | 16 Apr 2020 |
| 3. 18 Loch Street Yarraville | \$942,465 | 6 Aug 2020 |

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: 19th November 2020