

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 47 Benbow Street, Yarraville VIC 3013

Indicative selling price

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

Single price \$* or range between \$850,000 & \$900,000

Median sale price

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

Period - From 1.4.19 to 30.6.19 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. 27 Freeman Street, Yarraville	\$921,500	20.07.2019
2. 136 Severn Street, Yarraville	\$1,020,000	17.08.2019
3. 190 Roberts Road, Yarraville	\$895,000	15.08.2019

This Statement of Information was prepared on: 11.09.2019