

Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

**Date Statement
Created**

22/03/2017

**Date Last
Updated**

01/05/2017

Property offered for sale

Address

Including suburb &
postcode

35 Lennox Street, Yarraville 3013

Indicative selling price

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

Single price

\$2,400,000

**Or a range
between**

\$

&

\$

Median sale price

(*Delete House or Unit as applicable)

Median price

\$1,035,000

House

Suburb

Yarraville

Period: from

01/10/2016

to

31/12/2016

Source

Real Estate Institute of Victoria

Comparable property sales

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.