

# Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$\*  or range between \$775,000 &  \$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median price  \$910,000 \*House ☒ \*Unit ☐ Suburb or locality  YARRAVILLE  
Period - From  1 APRIL 2019 to  30 JUNE 2019 Source  REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 59 NEWCASTLE STREET, YARRAVILLE	\$817,000	15 JULY 2019
2. 11 GRAY STREET, YARRAVILLE	\$800,000	6 MAY 2019
3. 19 ANGLISS STREET, YARRAVILLE	\$815,000	11 MAY 2019

OR

**B\*** ~~Either~~ 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\*.

~~Or~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.

(\*Delete as applicable)