

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 4/AF of the Estate Agents A							
Property offered f	or sale								
Addre Including suburb a postco	ind	456 Ironbark Road, Yarrambat Vic 3091							
Indicative selling	price								
For the meaning of t	his price see	e consun	ner.vic.gov.	au/unc	lerquoting				
Range between \$8	300,000		&	\$8	380,000				
Median sale price	*								
Median price		House		Unit			Suburb	Yarrambat	
Period - From		to			Source				
Comparable prop	erty sales	(*Delete	e A or B b	elow	as applica	ble)			
	the estate	•					•	in the last six- mparable to the	
Address of comparable property							Price	Date of sale	
1									
2									
3									
OR						<u>-</u>			

В* 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.

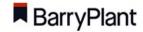
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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: House (Previously

Occupied - Detached) **Land Size:** 8800 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$880,000 No median price available

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties

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