Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 35 Stanger Street, Yarraville Vic 3013

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	u/underquot	ing					
Single price	e \$989,000									
Median sale price										
Median price	\$910,000	Pro	Property Type House			Suburb	Yarraville			
Period - From	01/04/2019	to	30/06/2019	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	45 Urwin St YARRAVILLE 3013	\$1,045,000	18/09/2019
2	13b Kingston St YARRAVILLE 3013	\$975,000	21/09/2019
3	13 Mill Av YARRAVILLE 3013	\$920,000	22/08/2019

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:

07/10/2019 12:00



hockingstuart





Property Type: Townhouse (Res) Agent Comments

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> **Indicative Selling Price** \$989,000 **Median House Price** June guarter 2019: \$910,000

Comparable Properties



45 Urwin St YARRAVILLE 3013 (REI)





Date: 18/09/2019 Property Type: House

13b Kingston St YARRAVILLE 3013 (REI) Agent Comments

Agent Comments



Price: \$975,000 Method: Auction Sale Date: 21/09/2019 Rooms: 4 Property Type: House (Res)



13 Mill Av YARRAVILLE 3013 (REI/VG)



Agent Comments



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.