



It's not about us, it's about you.

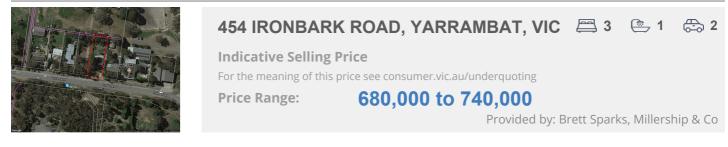
STATEMENT OF INFORMATION

454 IRONBARK ROAD, YARRAMBAT, VIC 3091 PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

$\underline{\text{Millership}} \underbrace{\text{Model Millership}}_{\text{Millership}} \underbrace{\text{Model Millership}}_{\text{Model Millership}} \underbrace{\text{M$

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



Provided by: pricefinder

COMPARABLE PROPERTIES

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 report has been compiled on 05/03/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 454 IRONBARK ROAD, YARRAMBAT, VIC 3091

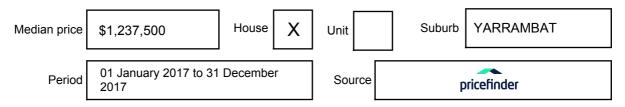
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

680,000 to 740,000

Median sale price



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.