

**MILLERSHIP & CO.**



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

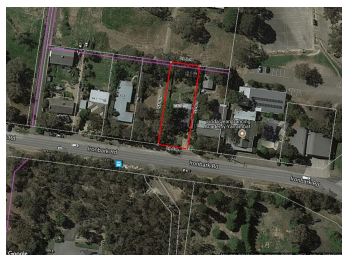
## **STATEMENT OF INFORMATION**

454 IRONBARK ROAD, YARRAMBAT, VIC 3091

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**454 IRONBARK ROAD, YARRAMBAT, VIC**



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### Indicative Selling Price

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

Price Range:

**680,000 to 740,000**

Provided by: Brett Sparks, Millership & Co

## MEDIAN SALE PRICE



**YARRAMBAT, VIC, 3091**

Suburb Median Sale Price (House)

**\$1,237,500**

01 January 2017 to 31 December 2017

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.

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
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Indicative selling price

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Price Range:	680,000 to 740,000
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Median sale price

Median price	\$1,237,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	YARRAMBAT
Period	01 January 2017 to 31 December 2017			Source			

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.