

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

(*Delete single price or range as applicable)

~~Single price~~ \$* or range between \$800,000 & \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$935,000 *House ☒ *unit ☐ Suburb or locality YARRAVILLE
Period - From 1 JAN 2019 to 31 MAR 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. 19 ANGLISS STREET, YARRAVILLE 3013	\$815,000	11 MAY 2019
2. 36 AUSTIN CRESCENT WEST, YARRAVILLE 3013	\$900,000	6 APRIL 2019
3. 21 AUSTIN CRESCENT WEST, YARRAVILLE 3013	\$820,000	16 MAR 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)