

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 2/499 Geelong Road, Yarraville

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$410,000

or range between \$-

&

\$-

Median sale price

(*Delete house or unit as applicable)

Median price \$701,250

*House

*Unit

X

Suburb Yarraville VIC 3013

Period - From March 2016

to March 2017

Source 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.

Address of comparable property	Price	Date of sale
1. 9/51 Stephen Street, Yarraville VIC 3013	\$405,000	17/02/2017
2. 202/83Fehon Street, Yarraville VIC 3013	\$380,000	18/01/2017
3. 7/499 Geelong Road, Yarraville VIC 3013	\$370,000	16/01/2017

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.