

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

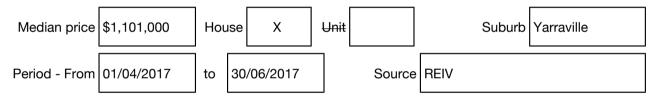
| Address              | 244 Williamstown Road, Yarraville Vic 3013 |  |  |  |
|----------------------|--|--|--|--|
| Including suburb and |  |  |  |  |
| postcode             |  |  |  |  |
|                      |  |  |  |  |

#### Indicative selling price

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

| Range between | \$820,000 | & | \$860,000 |   |
|---------------|-----------|---|-----------|---|
|               |           |   |           | 1 |

# Median sale price



#### 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.

| Ado | dress of comparable property        | Price     | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1   | 16 Hughes St YARRAVILLE 3013        | \$903,125 | 05/08/2017   |
| 2   | 182 Williamstown Rd KINGSVILLE 3012 | \$900,000 | 29/07/2017   |
| 3   | 40 Kingston St YARRAVILLE 3013      | \$872,500 | 22/04/2017   |

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.

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

propertydata

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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.

