

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 Including suburb and postcode 54 Sussex Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$1,012,500 House X Suburb Yarraville

Period - From 01/07/2016 to 30/06/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Bilston St SEDDON 3011	\$905,000	17/03/2017
14 Kingston St YARRAVILLE 3013	\$880,000	11/03/2017
5 Lawrence St SEDDON 3011	\$870,000	25/03/2017