## 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

14 Stone Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,095,000	Pro	operty Type	Ηοι	ISE		Suburb	Yarraville
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	11 The Boulevard YARRAVILLE 3013	\$1,360,000	18/10/2023
2	47 Williamstown Rd SEDDON 3011	\$1,330,000	25/10/2023
3	19 Regent St YARRAVILLE 3013	\$1,321,000	07/09/2023

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.

This Statement of Information was prepared on:

04/12/2023 15:22



# hockingstuart

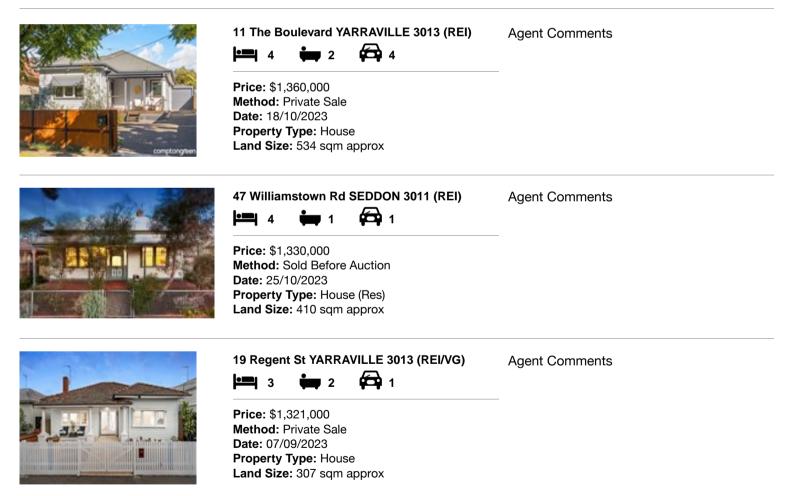




Property Type: House Land Size: 324 sqm approx Agent Comments Leo Dardha 03 8387 0555 0425 718 411 Idardha@hockingstuart.com

Indicative Selling Price \$1,300,000 - \$1,350,000 Median House Price Year ending September 2023: \$1,095,000

## **Comparable Properties**



#### Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





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