

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 36 Stooke Street, Yarraville, VIC 3013

Indicative selling price

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

Single price or range between \$880,000 & \$960,000

Median sale price

Median price \$1,120,000 Property type House Suburb Yarraville
Period - From 14/07/2022 to 13/07/2023 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 1 Lorne St, Yarraville Vic	900,000	27/04/2023
2 27 St Leonards Av, Yarraville Vic	1,002,000	01/04/2023
3 119 Roberts St, Yarraville Vic	970,000	18/02/2023

This Statement of Information was prepared on: 14/07/2023

