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	26 Sussex Street, Yarraville Vic 3013

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price $1,100,000 Property Type House Suburb Yarraville

Period - From 20/02/2023 to 19/02/2024 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	2b Webster St SEDDON 3011	$1,050,000	18/10/2023
2	46 Empress Av KINGSVILLE 3012	$1,040,000	11/11/2023
3	12 Thomson St SEDDON 3011	$989,000	06/11/2023

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: 20/02/2024 10:45