

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 131 Severn Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,018,500 House X Unit Suburb Yarraville

Period - From 01/07/2018 to 30/06/2019 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	15 Finlay St YARRAVILLE 3013	\$1,120,000	15/03/2019
2	6 Bromyard St YARRAVILLE 3013	\$1,061,000	23/03/2019
3	48 Angliss St YARRAVILLE 3013	\$1,050,000	25/02/2019

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.

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Indicative Selling Price

\$1,200,000

Median House Price

Year ending June 2019: \$1,018,500



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 482 sqm approx

Agent Comments

Comparable Properties



15 Finlay St YARRAVILLE 3013 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,120,000

Method: Private Sale

Date: 15/03/2019

Rooms: 5

Property Type: House

Land Size: 446 sqm approx



6 Bromyard St YARRAVILLE 3013 (REI/VG)

Agent Comments

 4  1  -

Price: \$1,061,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 445 sqm approx



48 Angliss St YARRAVILLE 3013 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,050,000

Method: Private Sale

Date: 25/02/2019

Rooms: -

Property Type: House

Land Size: 453 sqm approx