

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

1 Newcastle Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Yarraville

Period - From

10/10/2018

to

09/10/2019

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	4/89-91 Gamon St YARRAVILLE 3013	\$977,000	25/05/2019
2	10/37 Stephen St YARRAVILLE 3013	\$912,500	12/04/2019
3	1/22 Kingsville St KINGSVILLE 3012	\$827,500	17/05/2019

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.~~

This Statement of Information was prepared on:

10/10/2019 11:07



Property Type: House

Land Size: 118 sqm approx

Agent Comments

Comparable Properties



4/89-91 Gamon St YARRAVILLE 3013 (REI/VG) **Agent Comments**



Price: \$977,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Townhouse (Res)

10/37 Stephen St YARRAVILLE 3013 (VG) **Agent Comments**



Price: \$912,500

Method: Sale

Date: 12/04/2019

Property Type: Flat/Unit/Apartment (Res)



1/22 Kingsville St KINGSVILLE 3012 (VG) **Agent Comments**



Price: \$827,500

Method: Sale

Date: 17/05/2019

Property Type: Flat/Unit/Apartment (Res)