

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 45 Urwin Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,020,000 & \$1,120,000

Median sale price

Median price \$1,085,000 House Unit Suburb Yarraville

Period - From 01/04/2018 to 31/03/2019 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	34a Stooke St YARRAVILLE 3013	\$930,000	07/03/2019
2	182a Roberts St YARRAVILLE 3013	\$900,000	11/05/2019
3	2/5 Barrett Ct YARRAVILLE 3013	\$878,000	19/03/2019

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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3 3 2

Rooms: 6

Property Type: House

Land Size: 223 sqm approx

Agent Comments

Brand new architecturally designed home. Three bedrooms, three bathrooms and lock up garage.

Indicative Selling Price

\$1,020,000 - \$1,120,000

Median House Price

Year ending March 2019: \$1,085,000

Comparable Properties



34a Stooke St YARRAVILLE 3013 (VG)

3 - -

Price: \$930,000

Method: Sale

Date: 07/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 231 sqm approx

Agent Comments

Similar style property, but with no garage.

182a Roberts St YARRAVILLE 3013 (REI/VG)

4 3 2

Price: \$900,000

Method: Private Sale

Date: 11/05/2019

Rooms: -

Property Type: House

Land Size: 238 sqm approx

Agent Comments

Similar style property, but a lower spec and on a busier street



2/5 Barrett Ct YARRAVILLE 3013 (VG)

3 - -

Price: \$878,000

Method: Sale

Date: 19/03/2019

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

Better location. But much older build and smaller land/internally