

Stephen Simmonds 8387 0555 0498 990 001 ssimmonds@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	45 Urwin Street, Yarraville Vic 3013
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,020,000	&	\$1,120,000
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Median sale price

Median price	\$1,085,000	Ηοι	ıse X	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.

Ad	dress 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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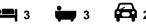
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> **Indicative Selling Price** \$1,020,000 - \$1,120,000 **Median House Price**

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





Property Type: House Land Size: 223 sqm approx

Agent Comments

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

Comparable Properties



34a Stooke St YARRAVILLE 3013 (VG)

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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)









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











Price: \$878,000 Method: Sale Date: 19/03/2019

Rooms: -

Agent Comments

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

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Property Type: Strata Unit/Flat

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