

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 74 Drew Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$910,000 House Unit Suburb Yarraville

Period - From 01/04/2019 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	21 Austin Cr.W YARRAVILLE 3013	\$820,000	16/03/2019
2	29 Cecil St YARRAVILLE 3013	\$755,000	01/05/2019
3	8 Deakin St YARRAVILLE 3013	\$742,000	14/03/2019

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.

Stephen Simmonds

8387 0555

0498 990 001

ssimmonds@hockingstuart.com.au

Indicative Selling Price

\$749,000

Median House Price

June quarter 2019: \$910,000

**Rooms:** 3**Property Type:** House (Res)**Land Size:** 229 sqm approx**Agent Comments**

Two bedroom weatherboard home facing the park with a north facing orientation on the rear of the property

Comparable Properties

21 Austin Cr.W YARRAVILLE 3013 (REI)**Price:** \$820,000**Method:** Auction Sale**Date:** 16/03/2019**Rooms:** -**Property Type:** House (Res)**Agent Comments**

Unrenovated two bedroom in a parallel street, no north facing backyard or park facing orientation. But has a larger land component of circa 450m2

**29 Cecil St YARRAVILLE 3013 (VG)****Price:** \$755,000**Method:** Sale**Date:** 01/05/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 195 sqm approx**Agent Comments**

Unrenovated two bedroom property located closer to Yarraville Village. On similar land, although in a one way street of Williamstown Road.

8 Deakin St YARRAVILLE 3013 (VG)**Price:** \$742,000**Method:** Sale**Date:** 14/03/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 214 sqm approx**Agent Comments**

Unrenovated two bedroom home closer to Yarraville Village on similar land, however in a one way street off Somerville Road