

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 368a Williamstown Road, Yarraville Vic 3013

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$982,000 Property Type House Suburb Yarraville

Period - From 01/01/2019 to 31/12/2019 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	4/72 Bishop St YARRAVILLE 3013	\$937,000	09/11/2019
2	10b Stanger St YARRAVILLE 3013	\$930,000	15/11/2019
3	220b Roberts St YARRAVILLE 3013	\$850,000	06/11/2019

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: 25/02/2020 11:33



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending December 2019: \$982,000

Comparable Properties



472 Bishop St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$937,000
Method: Auction Sale
Date: 09/11/2019
Property Type: Townhouse (Single)
Land Size: 170 sqm approx



10b Stanger St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 15/11/2019
Property Type: Townhouse (Single)
Land Size: 232 sqm approx

220b Roberts St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 06/11/2019
Property Type: House (Res)
Land Size: 227 sqm approx