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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$982,000	Pro	operty Type	Hou	se		Suburb	Yarraville
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Add	dress 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



JAS STEPHENS

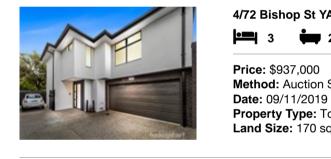




Property Type: Agent Comments

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





4/72 Bishop St YARRAVILLE 3013 (REI/VG)

10b Stanger St YARRAVILLE 3013 (REI/VG)

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Method: Auction Sale Property Type: Townhouse (Single) Land Size: 170 sqm approx

Agent Comments

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



L 3

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

Land Size: 227 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.