## 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

9/53 Stephen Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$310,000		&		\$340,000			
Median sale p	rice							
Median price	\$655,000	Pro	operty Type	Unit			Suburb	Yarraville
Period - From	01/10/2018	to	30/09/2019		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.

Ade	dress of comparable property	Price	Date of sale
1	4/38 Lynch St FOOTSCRAY 3011	\$315,000	29/06/2019
2	12/53 Stephen St YARRAVILLE 3013	\$305,000	20/07/2019
3	9/31 Edgar St KINGSVILLE 3012	\$295,000	16/08/2019

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:

11/11/2019 10:26









Property Type: Flat Land Size: 43 sqm approx Agent Comments Marina Condic 03 9316 9028 0438484696 mcondic@jasstephens.com.au

Indicative Selling Price \$310,000 - \$340,000 Median Unit Price Year ending September 2019: \$655,000

# **Comparable Properties**



4/38 Lynch St FOOTSCRAY 3011 (REI/VG)



Price: \$315,000 Method: Sold Before Auction Date: 29/06/2019 Property Type: Apartment

12/53 Stephen St YA

12/53 Stephen St YARRAVILLE 3013 (REI)



Agent Comments

Agent Comments



Price: \$305,000 Method: Auction Sale Date: 20/07/2019 Rooms: 3 Property Type: Unit



9/31 Edgar St KINGSVILLE 3012 (VG)

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Price: \$295,000 Method: Sale Date: 16/08/2019 Property Type: Strata Unit/Flat

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.

Agent Comments