

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 consumer.vic.gov.au/underquoting

Range between \$310,000 & \$340,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Yarraville

Period - From 01/10/2018 to 30/09/2019 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	4/38 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

Comparable Properties



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

Agent Comments



Price: \$315,000

Method: Sold Before Auction

Date: 29/06/2019

Property Type: Apartment



12/53 Stephen St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$305,000

Method: Auction Sale

Date: 20/07/2019

Rooms: 3

Property Type: Unit



9/31 Edgar St KINGSVILLE 3012 (VG)

Agent Comments



Price: \$295,000

Method: Sale

Date: 16/08/2019

Property Type: Strata Unit/Flat