

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

10B Stanger Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$930,000

Median sale price

Median price

\$973,000

Property Type

House

Suburb

Yarraville

Period - From

01/07/2019

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	58b Eirene St YARRAVILLE 3013	\$1,035,000	22/07/2019
2	1/35b Stanger St YARRAVILLE 3013	\$1,015,000	23/10/2019
3	13 Mill Av YARRAVILLE 3013	\$920,000	22/08/2019

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 13:11



Property Type: Townhouse

Land Size: 232 sqm approx

Agent Comments

Comparable Properties

58b Eirene St YARRAVILLE 3013 (VG)



Agent Comments

This property has Garage

Price: \$1,035,000

Method: Sale

Date: 22/07/2019

Property Type: House (Res)

Land Size: 241 sqm approx



1/35b Stanger St YARRAVILLE 3013 (REI)



Agent Comments

This property has Garage and 4th bedroom and extra bathroom

Price: \$1,015,000

Method: Private Sale

Date: 23/10/2019

Property Type: Townhouse (Single)



13 Mill Av YARRAVILLE 3013 (REI/VG)



Agent Comments

Price: \$920,000

Method: Private Sale

Date: 22/08/2019

Rooms: 4

Property Type: House

Land Size: 342 sqm approx