

# 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 36 Sanderson Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,155,500 Property Type House Suburb Yarraville

Period - From 01/07/2020 to 30/06/2021 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	20 Tenterden St YARRAVILLE 3013	\$1,270,000	26/08/2021
2	23 Charlotte St YARRAVILLE 3013	\$1,200,000	13/07/2021
3	42 Freeman St YARRAVILLE 3013	\$1,170,000	21/07/2021

**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.~~

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Rooms: 5

Property Type: House (Res)

Land Size: 465 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

Year ending June 2021: \$1,155,500

## Comparable Properties



**20 Tenterden St YARRAVILLE 3013 (REI)**



Price: \$1,270,000

Method: Auction Sale

Date: 26/08/2021

Property Type: House (Res)

Agent Comments

Larger land (approx 491m2) and newer updates internally, but not on a corner



**23 Charlotte St YARRAVILLE 3013 (REI)**



Price: \$1,200,000

Method: Private Sale

Date: 13/07/2021

Property Type: House

Agent Comments

similar land (467m2) but more internal accomodation - 5 beds, double storey - but not on a corner



**42 Freeman St YARRAVILLE 3013 (REI)**



Price: \$1,170,000

Method: Sold Before Auction

Date: 21/07/2021

Property Type: House (Res)

Agent Comments

Brick home, similar land (approx 470m2). Closer to village but not a corner site

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