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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$1,155,500	Pro	operty Type	Hou	se		Suburb	Yarraville
Period - From	01/07/2020	to	30/06/2021		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	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.

This Statement of Information was prepared on:

09/09/2021 10:00



hockingstuart





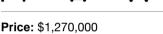
Rooms: 5 Property Type: House (Res) Land Size: 465 sqm approx Agent Comments Adam Welling 8387 0507 0434 838 830 awelling@hockingstuart.com.au

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

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)

601



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

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



property data com.au reproduction will constitut does not we any person

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.