

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	6/37 Stephen Street, Yarraville Vic 3013
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Indicative selling price

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

Range between	\$940,000	&	\$970,000
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Median sale price

Median price	\$1,101,000	House	X	Unit		Suburb	Yarraville
Period - From	01/04/2017	to	30/06/2017	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	92 Simpson St YARRAVILLE 3013	\$950,000	25/04/2017
2	6/37 Stephen St YARRAVILLE 3013	\$940,000	27/08/2016
3	19/37 Stephen St YARRAVILLE 3013	\$939,000	18/08/2017

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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3 2 2

Rooms:

Property Type: House (Res)

Land Size: 171 sqm approx

Agent Comments

Indicative Selling Price

\$940,000 - \$970,000

Median House Price

June quarter 2017: \$1,101,000

Comparable Properties



92 Simpson St YARRAVILLE 3013 (REI/VG)

2 1 -

Price: \$950,000

Method: Sold Before Auction

Date: 25/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 93.50 sqm approx

Agent Comments

Smaller home and land, no parking, but on own title



6/37 Stephen St YARRAVILLE 3013 (REI/VG)

3 2 2

Price: \$940,000

Method: Auction Sale

Date: 27/08/2016

Rooms: 4

Property Type: House (Res)

Land Size: 171 sqm approx

Agent Comments

Previous sale of this property

19/37 Stephen St YARRAVILLE 3013 (REI)

3 2 2

Price: \$939,000

Method: Private Sale

Date: 18/08/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

but less preferred aspect and smaller living area (lacked dining).