

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

103/83 Fehon Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$379,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Yarraville

Period - From

18/04/2022

to

17/04/2023

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	103/96 Pilgrim St SEDDON 3011	\$431,000	16/12/2022
2	1/36 Robert St SPOTSWOOD 3015	\$412,000	20/12/2022
3	G10/125 Francis St YARRAVILLE 3013	\$392,500	20/02/2023

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:

18/04/2023 11:39



 1
  1
  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$379,000

Median Unit Price

18/04/2022 - 17/04/2023: \$515,000

Comparable Properties



103/96 Pilgrim St SEDDON 3011 (REI/VG)

Agent Comments

 1
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  1

Price: \$431,000

Method: Private Sale

Date: 16/12/2022

Property Type: Apartment



1/36 Robert St SPOTSWOOD 3015 (REI/VG)

Agent Comments

 1
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  1

Price: \$412,000

Method: Private Sale

Date: 20/12/2022

Property Type: Apartment

G10/125 Francis St YARRAVILLE 3013 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$392,500

Method: Private Sale

Date: 20/02/2023

Property Type: Unit