

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

40 Drew Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$995,000

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	33 Bromyard St YARRAVILLE 3013	\$1,035,000	18/05/2017
2	220 Roberts St YARRAVILLE 3013	\$1,005,000	15/07/2017
3	87 Ballard St YARRAVILLE 3013	\$1,000,000	01/07/2017

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.



 3
  1
  3

Rooms: 4

Property Type: House (Res)

Land Size: 440 sqm approx

Agent Comments

Indicative Selling Price

\$995,000

Median House Price

June quarter 2017: \$1,101,000

Comparable Properties



33 Bromyard St YARRAVILLE 3013 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$1,035,000

Method: Sold Before Auction

Date: 18/05/2017

Rooms: 3

Property Type: House (Res)

Land Size: 450 sqm approx

220 Roberts St YARRAVILLE 3013 (REI)

Agent Comments

 3
  1
  2

Price: \$1,005,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 5

Property Type: House

Land Size: 451 sqm approx



87 Ballard St YARRAVILLE 3013 (REI)

Agent Comments

 4
  2
  2

Price: \$1,000,000

Method: Sold Before Auction

Date: 01/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 438 sqm approx