

# 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

72 Ovens 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)

Single price

\$1,140,000

### Median sale price

Median price

\$1,033,500

Property Type

House

Suburb

Yarraville

Period - From

01/10/2019

to

31/12/2019

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 | 29 Simpson St, Yarraville, Vic 3013, Australia | \$1,090,000 | 13/03/2020   |
| 2 | 50 Frederick St YARRAVILLE 3013                | \$1,200,000 | 15/02/2020   |
| 3 | 45-47 Ovens St YARRAVILLE 3013                 | \$1,150,000 | 22/02/2020   |

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:

04/04/2020 09:51



2   
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**Property Type:** House (Res)

**Land Size:** 252 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,140,000

**Median House Price**

December quarter 2019: \$1,033,500

## Comparable Properties

**29 Simpson St, Yarraville, Vic 3013, Australia (REI)**

Agent Comments

2   
 1   
 -

**Price:** \$1,090,000

**Method:**

**Date:** 13/03/2020

**Property Type:** House



**50 Frederick St YARRAVILLE 3013 (REI)**

Agent Comments

3   
 1   
 -

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Property Type:** House

**Land Size:** 260 sqm approx



**45-47 Ovens St YARRAVILLE 3013 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)