

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

71 Fehon Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,190,000

&

\$1,240,000

Median sale price

Median price \$977,500

Property Type House

Suburb Yarraville

Period - From 10/04/2019

to

09/04/2020

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	30 Blackwood St YARRAVILLE 3013	\$1,265,000	31/01/2020
2	99 Williamstown Rd SEDDON 3011	\$1,225,000	29/02/2020
3	50 Frederick St YARRAVILLE 3013	\$1,200,000	15/02/2020

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:

10/04/2020 11:58



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Property Type: House (Res)

Land Size: 245 sqm approx

Agent Comments

Indicative Selling Price

\$1,190,000 - \$1,240,000

Median House Price

10/04/2019 - 09/04/2020: \$977,500

Comparable Properties



30 Blackwood St YARRAVILLE 3013 (VG)

Agent Comments

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Price: \$1,265,000

Method: Sale

Date: 31/01/2020

Property Type: House (Res)

Land Size: 210 sqm approx



99 Williamstown Rd SEDDON 3011 (REI)

Agent Comments

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Price: \$1,225,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 4

Property Type: House (Res)



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