

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

33 Berry Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$973,000

Property Type House

Suburb Yarraville

Period - From 01/10/2018

to 30/09/2019

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	121 Simpson St YARRAVILLE 3013	\$965,000	25/10/2019
2	9 Staff St SEDDON 3011	\$960,000	19/10/2019
3	70 Castlemaine St YARRAVILLE 3013	\$895,000	31/07/2019

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:

04/11/2019 14:53



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Property Type: House (Res)

Land Size: 198 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending September 2019: \$973,000

Comparable Properties



121 Simpson St YARRAVILLE 3013 (REI)

Agent Comments

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Price: \$965,000

Method: Sold Before Auction

Date: 25/10/2019

Property Type: House



9 Staff St SEDDON 3011 (REI)

Agent Comments

 3  1  -

Price: \$960,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 233 sqm approx



70 Castlemaine St YARRAVILLE 3013 (VG)

Agent Comments

 289  -  -

Price: \$895,000

Method: Sale

Date: 31/07/2019

Property Type: House (Res)

Land Size: 175 sqm approx