

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

5/53 Stephen Street, Yarraville Vic 3013

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000

&

\$430,000

Median sale price

Median price \$561,000

House

Unit

X

Suburb

Yarraville

Period - From 01/01/2018

to

31/12/2018

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	6/146 Hyde St YARRAVILLE 3013	\$447,500	15/12/2018
2	13/51 Stephen St YARRAVILLE 3013	\$422,500	13/10/2018
3	2/51 Stephen St YARRAVILLE 3013	\$406,000	20/10/2018

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.

5/53 Stephen Street, Yarraville Vic 3013

JAS STEPHENS

Marina Condic

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Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

Year ending December 2018: \$561,000



2 1 1

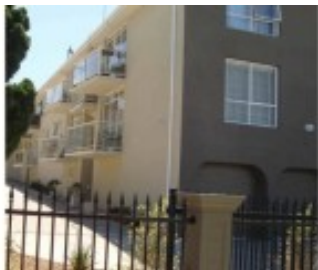
Rooms:

Property Type: Flat

Land Size: 58 sqm approx

Agent Comments

Comparable Properties



6/146 Hyde St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 1 1

Price: \$447,500

Method: Auction Sale

Date: 15/12/2018

Rooms: 4

Property Type: Apartment



13/51 Stephen St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 1 1

Price: \$422,500

Method: Auction Sale

Date: 13/10/2018

Rooms: 4

Property Type: Unit



2/51 Stephen St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$406,000

Method: Sale

Date: 20/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)