



1
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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$360,000 - \$396,000

Median Unit Price

March quarter 2017: \$701,250

Comparable Properties

202/83 Fehon St YARRAVILLE 3013 (VG)

Agent Comments

-
 -
 -

Price: \$380,000
Method: Sale
Date: 18/01/2017
Rooms: -
Property Type: Strata Unit/Flat



4/36 Robert St SPOTSWOOD 3015 (REI)

Agent Comments

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Price: \$380,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 3
Property Type: Villa

56 The Avenue SPOTSWOOD 3015 (VG)

Agent Comments

3
 -
 -

Price: \$368,672
Method: Sale
Date: 22/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 611 sqm

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

6/17 Gordon Parade, Yarraville Vic 3013

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

Range between

\$360,000

&

\$396,000

Median sale price

Median price

\$701,250

Unit

X

Suburb

Yarraville

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
202/83 Fehon St YARRAVILLE 3013	\$380,000	18/01/2017
4/36 Robert St SPOTSWOOD 3015	\$380,000	08/04/2017
56 The Avenue SPOTSWOOD 3015	\$368,672	22/12/2016