

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

14/53 Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$330,000 & \$355,000

Median sale price

Median price \$643,500 Property Type Unit Suburb Yarraville

Period - From 01/04/2020 to 30/06/2020 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	141 Stephen St YARRAVILLE 3013	\$400,000	23/03/2020
2	1/69 Hamilton St YARRAVILLE 3013	\$389,999	17/03/2020
3	1/79 Droop St FOOTSCRAY 3011	\$345,000	02/05/2020

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:

21/07/2020 09:24

14/53 Stephen Street, Yarraville Vic 3013



Nicholas Skapoulas

03 9314 4200

0418 371 558

nicholas@nicholasscott.com.au

Indicative Selling Price

\$330,000 - \$355,000

Median Unit Price

June quarter 2020: \$643,500



1 1 1

Property Type: Apartment

Agent Comments

Tree lined Yarraville Location within a short stroll to Seddon train station, Yarraville Village, parks and a host of Yarraville's delights.

Comparable Properties



141 Stephen St YARRAVILLE 3013 (VG)

Agent Comments

1 - -

Price: \$400,000

Method: Sale

Date: 23/03/2020

Property Type: Flat/Unit/Apartment (Res)



1/69 Hamilton St YARRAVILLE 3013 (VG)

Agent Comments

1 - -

Price: \$389,999

Method: Sale

Date: 17/03/2020

Property Type: Strata Unit/Flat



1/79 Droop St FOOTSCRAY 3011 (REI/VG)

Agent Comments

1 1 1

Price: \$345,000

Method: Private Sale

Date: 02/05/2020

Rooms: 2

Property Type: Unit

Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.