

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	33 Ovens Street, Yarraville Vic 3013
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,018,500	Hou	ıse X	Unit		Suburb	Yarraville
Period - From	01/07/2018	to	30/06/2019		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 49 Tarrengower St YARRAVILLE 3013 \$1,225,000 06/04/2019 2 106 Chirnside St KINGSVILLE 3012 \$1,215,000 11/07/2019 3 25 Bayview Rd SEDDON 3011 \$1,162,500 16/08/2019

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.





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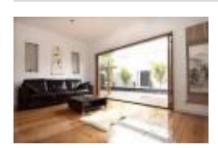
Rooms:

Property Type: House Land Size: 225 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** Year ending June 2019: \$1,018,500

Comparable Properties



49 Tarrengower St YARRAVILLE 3013 (REI/VG) Agent Comments

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6 2

Price: \$1,225,000 Method: Auction Sale Date: 06/04/2019 Rooms: 4

Property Type: House (Res) Land Size: 259 sqm approx

106 Chirnside St KINGSVILLE 3012 (REI)

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Price: \$1,215,000 Method: Private Sale Date: 11/07/2019 Rooms: 4

Property Type: House Land Size: 275 sqm approx

25 Bayview Rd SEDDON 3011 (REI)





Price: \$1,162,500 Method: Private Sale Date: 16/08/2019

Rooms: -

Property Type: House Land Size: 271 sqm approx **Agent Comments**

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

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