

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 Ovens Street, Yarraville Vic 3013
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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	House	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.



3 1 2

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**

3 2 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)

Agent Comments

3 2 1

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)

Agent Comments

3 1 1

Price: \$1,162,500
Method: Private Sale
Date: 16/08/2019
Rooms: -
Property Type: House
Land Size: 271 sqm approx