

## 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

1/11 Fielding Street, Yarraville Vic 3013

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,270,000

&amp;

\$1,350,000

**Median sale price**

Median price \$1,101,000

House

X

Unit

Suburb Yarraville

Period - From 01/04/2017

to

30/06/2017

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	38 Lily St SEDDON 3011	\$1,380,000	03/12/2016
2	6 James St SEDDON 3011	\$1,315,000	09/12/2016
3	3/11 Fielding St YARRAVILLE 3013	\$1,120,000	22/04/2017

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:** 6

**Property Type:** Townhouse

**Land Size:** 229 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,270,000 - \$1,350,000

**Median House Price**

June quarter 2017: \$1,101,000

## Comparable Properties



**38 Lily St SEDDON 3011 (REI/VG)**

Agent Comments

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 3   
 2

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 03/12/2016

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 229 sqm approx



**6 James St SEDDON 3011 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,315,000

**Method:** Sold Before Auction

**Date:** 09/12/2016

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 255 sqm approx



**3/11 Fielding St YARRAVILLE 3013 (REI/VG)**

Agent Comments

3   
 2   
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**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)