

STATEMENT OF INFORMATION

G3/141 STEPHEN STREET, YARRAVILLE, VIC 3013

PREPARED BY DEAN JOHNSON, SWEENEY ESTATE AGENTS YARRAVILLE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



G3/141 STEPHEN STREET, YARRAVILLE,



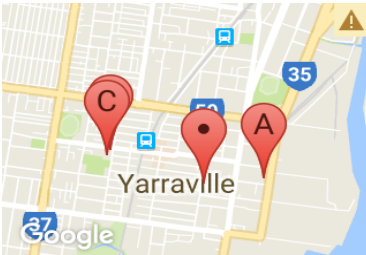
Indicative Selling Price

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

Price Range: \$460,000 to \$500,000

Provided by: Dean Johnson, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



YARRAVILLE, VIC, 3013

Suburb Median Sale Price (Unit)

\$547,800

01 October 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



260 WHITEHALL ST, YARRAVILLE, VIC 3013



Sale Price

****\$463,000**

Sale Date: 09/01/2018

Distance from Property: 393m



109 ANDERSON ST, YARRAVILLE, VIC 3013



Sale Price

****\$490,000**

Sale Date: 30/10/2017

Distance from Property: 661m



10/46 FEHON ST, YARRAVILLE, VIC 3013



Sale Price

\$483,000

Sale Date: 11/11/2017

Distance from Property: 666m



This report has been compiled on 23/04/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

G3/141 STEPHEN STREET, YARRAVILLE, VIC 3013

Indicative selling price

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

Price Range:

\$460,000 to \$500,000

Median sale price

Median price

\$547,800

House

Unit

X

Suburb

YARRAVILLE

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
260 WHITEHALL ST, YARRAVILLE, VIC 3013	**\$463,000	09/01/2018
109 ANDERSON ST, YARRAVILLE, VIC 3013	**\$490,000	30/10/2017
10/46 FEHON ST, YARRAVILLE, VIC 3013	\$483,000	11/11/2017