

STATEMENT OF INFORMATION

33 DREW STREET, YARRAVILLE, VIC 3013

PREPARED BY JOHN GALEA, JAS STEPHENS REAL ESTATE YARRAVILLE



JAS STEPHENS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 DREW STREET, YARRAVILLE, VIC 3013  3  1  2

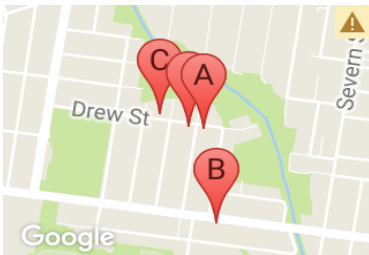
Indicative Selling Price

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

Price Range: \$870,000 to \$920,000

Provided by: John Galea, Jas Stephens Real Estate Yarraville

MEDIAN SALE PRICE



YARRAVILLE, VIC, 3013

Suburb Median Sale Price (House)

\$1,020,000

01 October 2016 to 30 September 2017

Provided by: 

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.



27 DREW ST, YARRAVILLE, VIC 3013  3  1  2

Sale Price

***\$920,000**

Sale Date: 23/11/2017

Distance from Property: 51m



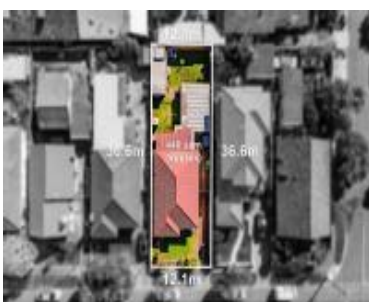
283 FRANCIS ST, YARRAVILLE, VIC 3013  3  1  2

Sale Price

***\$861,000**

Sale Date: 28/10/2017

Distance from Property: 356m



40 DREW ST, YARRAVILLE, VIC 3013  3  1  3

Sale Price

***\$960,000**

Sale Date: 17/10/2017

Distance from Property: 105m



This report has been compiled on 24/11/2017 by Jas Stephens Real Estate Yarraville. Property Data Solutions Pty Ltd 2017 - 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

33 DREW STREET, YARRAVILLE, VIC 3013

Indicative selling price

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

Price Range:

\$870,000 to \$920,000

Median sale price

Median price

\$1,020,000

House

X

Unit

Suburb

YARRAVILLE

Period

01 October 2016 to 30 September 2017

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
27 DREW ST, YARRAVILLE, VIC 3013	*\$920,000	23/11/2017
283 FRANCIS ST, YARRAVILLE, VIC 3013	*\$861,000	28/10/2017
40 DREW ST, YARRAVILLE, VIC 3013	*\$960,000	17/10/2017