

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 10/37 Somerville Road, Yarraville Vic 3013

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$645,000 House Unit X Suburb Yarraville

Period - From 01/04/2017 to 31/03/2018 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	7/86 Pentland Pde YARRAVILLE 3013	\$512,000	12/04/2018
2	3/49 Hyde St FOOTSCRAY 3011	\$495,000	07/07/2018
3	18/283 Williamstown Rd YARRAVILLE 3013	\$456,000	30/01/2018

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.



2 1 1

Rooms: 3

Property Type: Apartment

Land Size: 66 sqm approx

Agent Comments

Updated two bedroom apartment

Indicative Selling Price

\$450,000

Median Unit Price

Year ending March 2018: \$645,000

Comparable Properties



7/86 Pentland Pde YARRAVILLE 3013 (REI/VG)

Agent Comments

2 1 1

Renovated two bedroom apartment across from the train line

Price: \$512,000

Method: Sold Before Auction

Date: 12/04/2018

Rooms: -

Property Type: Unit



3/49 Hyde St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Renovated two bedroom apartment on a busy main road, located in a lower sale price suburb

Price: \$495,000

Method: Auction Sale

Date: 07/07/2018

Rooms: -

Property Type: Apartment

18/283 Williamstown Rd YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Ground floor two bedroom apartment on a busy main road

Price: \$456,000

Method: Sale

Date: 30/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)