

## 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

28 STEPHEN STREET YARRAVILLE VIC 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,150,000

&

\$3,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Yarraville

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

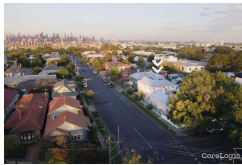
Date of sale

1 FAIRLIE STREET YARRAVILLE VIC 3013	\$3,000,000	08-Jun-22
68 POWELL STREET YARRAVILLE VIC 3013	\$3,202,000	11-Dec-21
31-33 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$3,280,000	03-May-16

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 6 months.~~

This Statement of Information was prepared on: 08 February 2024



**1 FAIRLIE STREET YARRAVILLE VIC 3013** Sold Price **\$3,000,000** Sold Date **08-Jun-22**

5 3 2

Distance **0.08km**



**68 POWELL STREET YARRAVILLE VIC 3013** Sold Price **\$3,202,000** Sold Date **11-Dec-21**

4 4 4

Distance **1.22km**



**31-33 SOMERVILLE ROAD YARRAVILLE VIC 3013** Sold Price **\$3,280,000** Sold Date **03-May-16**

4 2 10

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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