

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

7/2 Fyans Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$669,000

Property Type Unit

Suburb Yarraville

Period - From 21/02/2019

to 20/02/2020

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	4/25 Hope St SPOTSWOOD 3015	\$697,000	04/02/2020
2	315/125 Francis St YARRAVILLE 3013	\$600,000	31/01/2020
3	7/28 Salisbury St YARRAVILLE 3013	\$580,000	14/09/2019

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.~~

This Statement of Information was prepared on:

21/02/2020 16:58



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

21/02/2019 - 20/02/2020: \$669,000

Comparable Properties



4/25 Hope St SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$697,000

Method: Private Sale

Date: 04/02/2020

Property Type: Villa

315/125 Francis St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 31/01/2020

Property Type: Apartment



7/28 Salisbury St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$580,000

Method: Sale

Date: 14/09/2019

Property Type: Strata Unit/Flat