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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$600,000			
Median sale pi	rice							
Median price	\$669,000	Pro	operty Type	Unit			Suburb	Yarraville
Period - From	21/02/2019	to	20/02/2020		So	urce	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.

Add	dress 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)



Price: \$697,000 Method: Private Sale Date: 04/02/2020 Property Type: Villa Agent Comments

315/125 Francis St YARRAVILLE 3013 (REI)

Agent Comments

Agent Comments



Price: \$600,000 Method: Auction Sale Date: 31/01/2020 Property Type: Apartment



7/28 Salisbury St YARRAVILLE 3013 (VG)



Price: \$580,000 Method: Sale Date: 14/09/2019 Property Type: Strata Unit/Flat

Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.