

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

59 Powell Street, Yarraville Vic 3013

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,027,500

House

X

Unit

Suburb Yarraville

Period - From 01/01/2017

to

31/12/2017

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	8 Corris St YARRAVILLE 3013	\$2,307,500	03/03/2018
2	19 Blackwood St YARRAVILLE 3013	\$2,210,000	28/10/2017
3	79 Ovens St YARRAVILLE 3013	\$1,800,000	29/11/2017

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.



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Rooms:
Property Type: House
Land Size: 390.816 sqm approx
Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,950,000
Median House Price
 Year ending December 2017: \$1,027,500

Comparable Properties



8 Corris St YARRAVILLE 3013 (REI)

Agent Comments

4 3 1

Price: \$2,307,500
Method: Sold Before Auction
Date: 03/03/2018
Rooms: 7
Property Type: House
Land Size: 548 sqm approx

19 Blackwood St YARRAVILLE 3013 (REI/VG)

Agent Comments

5 2 2

Price: \$2,210,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 7
Property Type: House (Res)
Land Size: 623 sqm approx



79 Ovens St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$1,800,000
Method: Sale
Date: 29/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 356 sqm approx