

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	59 Powell Street, Yarraville Vic 3013
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,800,000	&	\$1,950,000
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#### Median sale price

Median price	\$1,027,500	Hou	ise 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.

Add	dress 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)



Price: \$2,307,500

Method: Sold Before Auction

Date: 03/03/2018

Rooms: 7

Property Type: House Land Size: 548 sgm approx **Agent Comments** 

19 Blackwood St YARRAVILLE 3013 (REI/VG)

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Price: \$2,210,000 Method: Auction Sale Date: 28/10/2017

Rooms: 7

Property Type: House (Res) Land Size: 623 sqm approx

**Agent Comments** 

79 Ovens St YARRAVILLE 3013 (VG)







**Agent Comments** 

Price: \$1,800,000 Method: Sale Date: 29/11/2017

Rooms: -

Property Type: House (Res) Land Size: 356 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

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.

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