

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 51 O'Farrell Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$1,225,000

Median sale price

Median price \$1,131,000 House X Unit Suburb Yarraville

Period - From 01/04/2018 to 30/06/2018 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 27 Browning St SEDDON 3011	\$1,225,000	21/04/2018
2 30 Sussex St YARRAVILLE 3013	\$1,200,000	14/03/2018
3 1 George St YARRAVILLE 3013	\$1,171,000	10/08/2018

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 (Res)**Land Size:** 250 sqm approx

Agent Comments

Indicative Selling Price

\$1,225,000

Median House Price

June quarter 2018: \$1,131,000

Comparable Properties

**27 Browning St SEDDON 3011 (REI/VG)**

Agent Comments

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Price: \$1,225,000**Method:** Auction Sale**Date:** 21/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 206 sqm approx**30 Sussex St YARRAVILLE 3013 (REI/VG)**

Agent Comments

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Price: \$1,200,000**Method:** Sold Before Auction**Date:** 14/03/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 268 sqm approx**1 George St YARRAVILLE 3013 (REI)**

Agent Comments

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Price: \$1,171,000**Method:** Sold Before Auction**Date:** 10/08/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 281 sqm approx