

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

48 Frederick Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$950,000 & \$980,000

Median sale price

Median price \$1,245,500 Property Type House Suburb Yarraville

Period - From 01/07/2022 to 30/09/2022 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	1/70 Newcastle St YARRAVILLE 3013	\$980,000	03/11/2022
2	9 Hood St YARRAVILLE 3013	\$950,000	22/05/2022
3	14 Frederick St YARRAVILLE 3013	\$939,000	08/06/2022

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:

14/11/2022 15:41



3 1 1

Property Type: House (Res)

Land Size: 260 sqm approx

Agent Comments

Comparable Properties



1/70 Newcastle St YARRAVILLE 3013 (REI)

Agent Comments

3 1 2

Price: \$980,000

Method:

Date: 03/11/2022

Property Type: House



9 Hood St YARRAVILLE 3013 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method:

Date: 22/05/2022

Property Type: House



14 Frederick St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 1 1

Price: \$939,000

Method: Private Sale

Date: 08/06/2022

Rooms: 2

Property Type: House (Res)

Land Size: 203 sqm approx