

## 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

3/87 Gamon Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

#### Median sale price

Median price \$691,000 House Unit X Suburb Yarraville

Period - From 01/10/2017 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	1/67-69 Francis St YARRAVILLE 3013	\$561,000	03/02/2018
2	2/367 Williamstown Rd YARRAVILLE 3013	\$515,000	23/09/2017
3	4/119 Gamon St YARRAVILLE 3013	\$495,000	12/12/2017

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.



2  
 1  
 1

**Rooms:** 3

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 65 sqm approx

Agent Comments

**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

December quarter 2017: \$691,000

## Comparable Properties



**1/67-69 Francis St YARRAVILLE 3013 (REI)**

2  
 1  
 1

**Price:** \$561,000

**Method:** Auction Sale

**Date:** 03/02/2018

**Rooms:** -

**Property Type:** Villa

Agent Comments

Renovated Villa on a busy road



**2/367 Williamstown Rd YARRAVILLE 3013 (REI/VG)**

2  
 1  
 1

**Price:** \$515,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** 4

**Property Type:** Unit

Agent Comments

Renovated Villa not in the Village on a main road

**4/119 Gamon St YARRAVILLE 3013 (REI)**

2  
 1  
 1

**Price:** \$495,000

**Method:** Sold Before Auction

**Date:** 12/12/2017

**Rooms:** 1

**Property Type:** Apartment

Agent Comments

Renovated apartment on the same street