

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

83 Severn Street Yarraville VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

House

Suburb

Yarraville

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

4 Cecil Street Yarraville VIC 3013	\$1,500,000	22-Jul-21
65 Eirene Street Yarraville VIC 3013	\$1,375,000	09-Aug-21
20 Tenterden Street Yarraville VIC 3013	\$1,270,000	26-Aug-21

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 6 months.~~

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Vivienne Goeckeritz
P 0448355177
M 0448355177
E specialprojects@comptongreen.com.au



4 Cecil Street Yarraville VIC 3013

Sold Price

^{RS} **\$1,500,000**

Sold Date

22-Jul-21



4



2



2

Distance

0.47km



65 Eirene Street Yarraville VIC 3013

Sold Price

^{RS} **\$1,375,000**

Sold Date

09-Aug-21



4



2



2

Distance

0.66km



20 Tenterden Street Yarraville VIC 3013

Sold Price

^{RS} **\$1,270,000**

Sold Date

26-Aug-21



3



1



4

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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