

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

74a Stephen Street, Yarraville Vic 3013

### Indicative selling price

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

Single price

\$865,000

### Median sale price

Median price

\$882,500

Property Type

Townhouse

Suburb

Yarraville

Period - From

28/10/2023

to

27/10/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	4/136-138 Charles St SEDDON 3011	\$900,000	21/09/2024
2	19 Margaret St SEDDON 3011	\$872,000	10/09/2024
3	1/55 Bayview Rd YARRAVILLE 3013	\$900,000	04/07/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28/10/2024 06:21