

## 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

31A Sussex 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 \$1,180,000

&amp;

\$1,250,000

**Median sale price**

Median price \$1,125,000

House

X

Unit

Suburb Yarraville

Period - From 01/01/2018

to

31/12/2018

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	43 Wilson St YARRAVILLE 3013	\$1,340,000	22/09/2018
2	16 Dane St SEDDON 3011	\$1,172,000	18/10/2018
3	14 Dane St SEDDON 3011	\$1,130,000	25/10/2018

**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.



3 2 2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**43 Wilson St YARRAVILLE 3013 (REI/VG)**

4 2 1

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 22/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 212 sqm approx

Agent Comments

Newly renovated period home on smaller land

**16 Dane St SEDDON 3011 (REI/VG)**

4 3 2

**Price:** \$1,172,000

**Method:** Sold Before Auction

**Date:** 18/10/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 140 sqm approx

Agent Comments

Newly built, double-storey townhouse - sold off market off the back of 14 Dane auction. Smaller land than 31A Sussex and 14 Dane.

**14 Dane St SEDDON 3011 (VG)**

3 - -

**Price:** \$1,130,000

**Method:** Sale

**Date:** 25/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 202 sqm approx

Agent Comments

Newly built, double-storey townhouse with rooftop deck with city views. Smaller land than Sussex.