

# STATEMENT OF INFORMATION

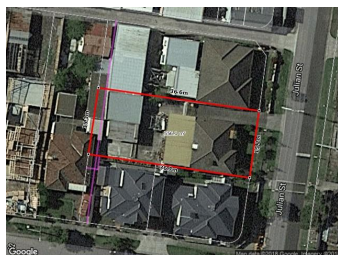
4 JULIAN STREET, YARRAVILLE, VIC 3013

PREPARED BY DION CLEMMENS, SWEENEY ESTATE AGENTS YARRAVILLE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

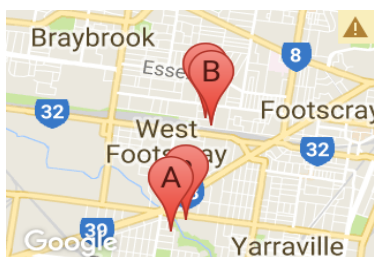
**4 JULIAN STREET, YARRAVILLE, VIC 3013**  3  1  5

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$975,000 to \$1,072,500**

Provided by: Dion Clemmens, Sweeney Estate Agents Yarraville

## MEDIAN SALE PRICE

**YARRAVILLE, VIC, 3013**

Suburb Median Sale Price (House)

**\$1,000,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.

**11 AUSTIN CRES, YARRAVILLE, VIC 3013** 3  1  4

Sale Price

**\*\$1,245,000**

Sale Date: 16/12/2017

Distance from Property: 243m

**118 CROSS ST, WEST FOOTSCRAY, VIC** 2  1  1

Sale Price

**\$1,150,000**

Sale Date: 12/12/2017

Distance from Property: 1.4km

**18 RUPERT ST, WEST FOOTSCRAY, VIC** 3  1  3

Sale Price

**\$1,025,000**

Sale Date: 28/10/2017

Distance from Property: 1.5km

This report has been compiled on 28/03/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

4 JULIAN 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)

Price Range:

\$975,000 to \$1,072,500

Median sale price

Median price

\$1,000,000

House

X

Unit


Suburb

YARRAVILLE

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
11 AUSTIN CRES, YARRAVILLE, VIC 3013	*\$1,245,000	16/12/2017
118 CROSS ST, WEST FOOTSCRAY, VIC 3012	\$1,150,000	12/12/2017
18 RUPERT ST, WEST FOOTSCRAY, VIC 3012	\$1,025,000	28/10/2017