

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

3/8 Newcastle Street, Yarraville Vic 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,003,000 Property Type House Suburb Yarraville

Period - From 01/01/2020 to 31/03/2020 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.

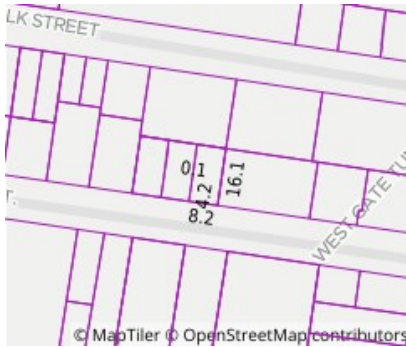
	Address of comparable property	Price	Date of sale
1	3/42 Simpson St YARRAVILLE 3013	\$949,000	21/03/2020
2	54b Emma St SEDDON 3011	\$883,000	15/02/2020
3	6 Emma St SEDDON 3011	\$852,000	30/11/2019

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.~~

This Statement of Information was prepared on:

13/05/2020 13:50



Property Type: Townhouse (Res)

Land Size: 133 sqm approx

Agent Comments

Comparable Properties



3/42 Simpson St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$949,000

Method: Auction Sale

Date: 21/03/2020

Property Type: Townhouse (Res)

54b Emma St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$883,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Townhouse (Res)

Land Size: 88 sqm approx

6 Emma St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$852,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)

Land Size: 110 sqm approx