

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

41 Freeman Street, Yarraville Vic 3013

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$965,000

Median sale price

Median price \$1,052,500

House

X

Unit

Suburb Yarraville

Period - From 01/10/2016

to

30/09/2017

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	5 Banool Av YARRAVILLE 3013	\$980,000	18/10/2017
2	53 Eirene St YARRAVILLE 3013	\$960,000	14/10/2017
3	35 Stanger St YARRAVILLE 3013	\$960,000	05/08/2017

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.



4 1 2

Rooms:
Property Type: House (Res)
Land Size: 466 sqm approx
Agent Comments

Indicative Selling Price
 \$965,000

Median House Price
 Year ending September 2017: \$1,052,500

Comparable Properties

5 Banool Av YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Price: \$980,000
Method: Sold Before Auction
Date: 18/10/2017
Rooms: 4
Property Type: House
Land Size: 484 sqm approx



53 Eirene St YARRAVILLE 3013 (REI)

Agent Comments

3 1 1

Price: \$960,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 464 sqm approx

35 Stanger St YARRAVILLE 3013 (REI)

Agent Comments

3 - -

Price: \$960,000
Method: Private Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)