

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

241 Somerville Road, Yarraville Vic 3013

Indicative selling price

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

Single price \$1,020,000

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	108 Wales St KINGSVILLE 3012	\$1,145,000	11/11/2017
2	5 Eirene St YARRAVILLE 3013	\$1,140,000	18/11/2017
3	86 Francis St YARRAVILLE 3013	\$1,042,000	06/07/2017

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.



3
 1
 2

Rooms: 4

Property Type: House (Res)

Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price

\$1,020,000

Median House Price

Year ending September 2017: \$1,052,500

Comparable Properties



108 Wales St KINGSVILLE 3012 (REI)

Agent Comments

3
 1
 3

Price: \$1,145,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 360 sqm approx



5 Eirene St YARRAVILLE 3013 (REI)

Agent Comments

2
 2
 1

Price: \$1,140,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 3

Property Type: House (Res)

Land Size: 456 sqm approx



86 Francis St YARRAVILLE 3013 (REI)

Agent Comments

3
 1
 1

Price: \$1,042,000

Method: Sold Before Auction

Date: 06/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 357 sqm approx