## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 10B Stanger Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/underq	uoting		
Single price	e \$930,000						
Median sale p	rice						
Median price	\$973,000	Pro	Property Type House			Suburb	Yarraville
Period - From	01/07/2019	to	30/09/2019		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.

Add	dress of comparable property	Price	Date of sale
1	58b Eirene St YARRAVILLE 3013	\$1,035,000	22/07/2019
2	1/35b Stanger St YARRAVILLE 3013	\$1,015,000	23/10/2019
3	13 Mill Av YARRAVILLE 3013	\$920,000	22/08/2019

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:

11/11/2019 13:11



# hockingstuart





**Property Type:** Townhouse **Land Size:** 232 sqm approx Agent Comments Anna Grech 03 8387 0555 0438 446 051 agrech@hockingstuart.com.au

Indicative Selling Price \$930,000 Median House Price September quarter 2019: \$973,000

## **Comparable Properties**

58b Eirene St YARRAVILLE 3013 (VG)



Price: \$1,035,000 Method: Sale Date: 22/07/2019 Property Type: House (Res) Land Size: 241 sqm approx Agent Comments This property has Garage



1/35b Stanger St YARRAVILLE 3013 (REI)



Price: \$1,015,000 Method: Private Sale Date: 23/10/2019 Property Type: Townhouse (Single)

#### Agent Comments

This property has Garage and 4th bedroom and extra bathroom



13 Mill Av YARRAVILLE 3013 (REI/VG)



Price: \$920,000 Method: Private Sale Date: 22/08/2019

Rooms: 4 Property Type: House Land Size: 342 sqm approx Agent Comments

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.