

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

137 Severn Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,330,000

&

\$1,380,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Yarraville

Period - From 01/10/2021

to 31/12/2021

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	4 Castle St YARRAVILLE 3013	\$1,360,000	14/01/2022
2	37 Stanger St YARRAVILLE 3013	\$1,351,000	04/08/2021
3	42 Bena St YARRAVILLE 3013	\$1,330,000	18/11/2021

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:

01/02/2022 10:59



3 2 3

Property Type: House

Land Size: 483 sqm approx sqm approx

Agent Comments

Comparable Properties



4 Castle St YARRAVILLE 3013 (REI)

Agent Comments

3 1 3

Price: \$1,360,000

Method: Sold Before Auction

Date: 14/01/2022

Property Type: House (Res)

Land Size: 446 sqm approx



37 Stanger St YARRAVILLE 3013 (REI/VG)

Agent Comments

4 2 2

Price: \$1,351,000

Method: Sold Before Auction

Date: 04/08/2021

Rooms: 5

Property Type: House (Res)

Land Size: 451 sqm approx



42 Bena St YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$1,330,000

Method: Sale

Date: 18/11/2021

Property Type: House (Res)

Land Size: 464 sqm approx