

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

28 Tarrengower Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$1,120,000

&

\$1,190,000

Median sale price

Median price

\$1,085,000

House

X

Unit

Suburb

Yarraville

Period - From

01/04/2018

to

31/03/2019

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.

	Address of comparable property	Price	Date of sale
1	1/31 Sussex St YARRAVILLE 3013	\$1,240,000	26/02/2019
2	49 Tarrengower St YARRAVILLE 3013	\$1,225,000	06/04/2019
3	108 Bayview Rd YARRAVILLE 3013	\$1,170,000	18/03/2019

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.



2 1 0

Rooms:

Property Type: House (Res)

Land Size: 113.332 sqm approx

Agent Comments

Indicative Selling Price

\$1,120,000 - \$1,190,000

Median House Price

Year ending March 2019: \$1,085,000

Comparable Properties

1/31 Sussex St YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$1,240,000

Method: Sale

Date: 26/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 222 sqm approx



49 Tarrengower St YARRAVILLE 3013 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,225,000

Method: Auction Sale

Date: 06/04/2019

Rooms: 4

Property Type: House (Res)

Land Size: 259 sqm approx



108 Bayview Rd YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$1,170,000

Method: Sale

Date: 18/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 278 sqm approx