

# 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

1/7 Jepson Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$279,000

### Median sale price

Median price

\$748,500

Property Type

Unit

Suburb

Yarraville

Period - From

01/01/2021

to

31/03/2021

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	15/138 Rupert St WEST FOOTSCRAY 3012	\$270,000	12/02/2021
2	4/57 Kingsville St KINGSVILLE 3012	\$265,000	21/12/2020
3			

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:

16/06/2021 09:21



**Property Type:** Flat

Agent Comments

## Comparable Properties



**15/138 Rupert St WEST FOOTSCRAY 3012 (REI/VG)**

Agent Comments



**Price:** \$270,000

**Method:** Private Sale

**Date:** 12/02/2021

**Property Type:** Apartment

**Land Size:** 55 sqm approx



**4/57 Kingsville St KINGSVILLE 3012 (REI/VG)**

Agent Comments



**Price:** \$265,000

**Method:** Private Sale

**Date:** 21/12/2020

**Property Type:** Apartment

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.