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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	9/28 Salisbury Street, Yarraville Vic 3013
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000

Median sale price

Median price	\$570,000	Hou	ıse	Unit	Х	Suburb	Yarraville
Period - From	01/10/2017	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	125 Francis St YARRAVILLE 3013	\$565,000	02/06/2018
2	12/40 Stephen St YARRAVILLE 3013	\$560,000	20/08/2018
3	113/125 Francis St YARRAVILLE 3013	\$535,000	04/05/2018

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.

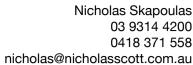
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Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending September 2018: \$570,000





Comparable Properties



125 Francis St YARRAVILLE 3013 (REI)

└ 2 **└** 2 **┌**

Price: \$565,000 Method: Private Sale Date: 02/06/2018 Rooms: 3

Property Type: Apartment



12/40 Stephen St YARRAVILLE 3013 (VG)

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Price: \$560,000 Method: Sale Date: 20/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

113/125 Francis St YARRAVILLE 3013 (VG)

:

Price: \$535,000 **Method:** Sale **Date:** 04/05/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

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