

STATEMENT OF INFORMATION

2/23 SEVERN STREET, YARRAVILLE, VIC 3013

PREPARED BY NIELS GERAERTS, SWEENEY ESTATE AGENTS YARRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/23 SEVERN STREET, YARRAVILLE, VIC

3 2 1

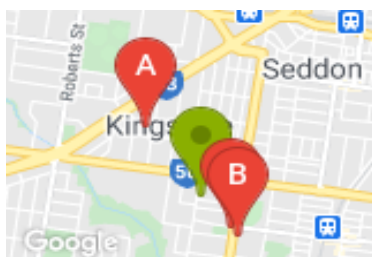
Indicative Selling Price

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

Price Range: **\$790,000 to \$840,000**

Provided by: Niels Geraerts, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



YARRAVILLE, VIC, 3013

Suburb Median Sale Price (Unit)

\$665,500

01 April 2020 to 31 March 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4/30 EDGAR ST, KINGSVILLE, VIC 3012

3 2 2

Sale Price

***\$850,000**

Sale Date: 20/03/2021

Distance from Property: 613m



3/247 WILLIAMSTOWN RD, YARRAVILLE, VIC

3 2 1

Sale Price

\$790,000

Sale Date: 17/11/2020

Distance from Property: 370m



1/276 WILLIAMSTOWN RD, YARRAVILLE, VIC

4 2 2

Sale Price

\$830,000

Sale Date: 28/11/2020

Distance from Property: 303m



This report has been compiled on 13/04/2021 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

2/23 SEVERN STREET, YARRAVILLE, VIC 3013

Indicative selling price

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

Price Range: \$790,000 to \$840,000

Median sale price

Median price

\$665,500

Property type

Unit

Suburb

YARRAVILLE

Period

01 April 2020 to 31 March 2021

Source



Comparable property sales

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

| | | |
|---|------------|------------|
| 4/30 EDGAR ST, KINGSVILLE, VIC 3012 | *\$850,000 | 20/03/2021 |
| 3/247 WILLIAMSTOWN RD, YARRAVILLE, VIC 3013 | \$790,000 | 17/11/2020 |
| 1/276 WILLIAMSTOWN RD, YARRAVILLE, VIC 3013 | \$830,000 | 28/11/2020 |

This Statement of Information was prepared

13/04/2021