

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

28A Freame Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$945,000

Median sale price

Median price

\$1,003,000

Property Type

House

Suburb

Yarraville

Period - From

01/01/2020

to

31/03/2020

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	32 Birmingham St SPOTSWOOD 3015	\$930,000	27/04/2020
2	90 Saltley St SOUTH KINGSVILLE 3015	\$915,000	21/03/2020
3	17 Stanger St YARRAVILLE 3013	\$901,000	29/11/2019

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.~~

This Statement of Information was prepared on:

13/05/2020 11:07

28A Freame Street, Yarraville Vic 3013

Terry Fitzpatrick
9646 4444
0422 971 667
tfitzpatrick@chisholmgamon.com.au



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$945,000

Median House Price
March quarter 2020: \$1,003,000

Comparable Properties



32 Birmingham St SPOTSWOOD 3015 (REI)

Agent Comments

3 2 3

Price: \$930,000
Method: Sold Before Auction
Date: 27/04/2020
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 294 sqm approx



90 Saltley St SOUTH KINGSVILLE 3015 (REI)

Agent Comments

3 2 2

Price: \$915,000
Method: Auction Sale
Date: 21/03/2020
Property Type: Townhouse (Res)



17 Stanger St YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$901,000
Method: Sale
Date: 29/11/2019
Property Type: House (Res)
Land Size: 464 sqm approx

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.