

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

16 Corris Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,041,000

House

X

Unit

Suburb Yarraville

Period - From 01/07/2017

to

30/06/2018

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.

	Address of comparable property	Price	Date of sale
1	23 Angliss St YARRAVILLE 3013	\$1,200,000	11/08/2018
2	43 Cecil St YARRAVILLE 3013	\$1,180,000	25/08/2018
3	3 Finlay St YARRAVILLE 3013	\$1,175,000	04/08/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,250,000
Median House Price
 Year ending June 2018: \$1,041,000

Comparable Properties



23 Angliss St YARRAVILLE 3013 (REI)

Agent Comments

4 2 3

Price: \$1,200,000
Method: Auction Sale
Date: 11/08/2018
Rooms: 6
Property Type: House
Land Size: 451 sqm approx



43 Cecil St YARRAVILLE 3013 (REI)

Agent Comments

4 2 -

Price: \$1,180,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 272 sqm approx



3 Finlay St YARRAVILLE 3013 (REI)

Agent Comments

4 2 2

Price: \$1,175,000
Method: Sold Before Auction
Date: 04/08/2018
Rooms: 6
Property Type: House
Land Size: 474 sqm approx