

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

5 Corris Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,018,500

House

X

Unit

Suburb Yarraville

Period - From 01/07/2018

to

30/06/2019

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	1 Drew St YARRAVILLE 3013	\$1,225,000	24/08/2019
2	162 Stephen St YARRAVILLE 3013	\$1,130,000	26/07/2019
3	23 Bayview Rd SEDDON 3011	\$1,030,000	27/05/2019

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.



Rooms: 4

Property Type: House

Land Size: 401 sqm approx

Agent Comments

Three bedroom Edwardian home on circa 400m2 with an 15 year old extension

Comparable Properties



1 Drew St YARRAVILLE 3013 (REI)



Price: \$1,225,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 446 sqm approx

Agent Comments

Three bedroom Post War home backing onto Cruickshank Park. Bigger land at 446m2 but West side of Cruickshank Park which has a lower dollar per square metre value. Home more dated than Corris.



162 Stephen St YARRAVILLE 3013 (REI)



Price: \$1,130,000

Method: Sold Before Auction

Date: 26/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 357 sqm approx

Agent Comments

Four bedroom Edwardian home with a side drive just like Corris. Worse condition internally and on smaller land of 357m2, but Village location which drives a higher price per square metre.



23 Bayview Rd SEDDON 3011 (REI/VG)



Price: \$1,030,000

Method: Private Sale

Date: 27/05/2019

Rooms: -

Property Type: House

Land Size: 388 sqm approx

Agent Comments

Three bedroom Edwardian home with a side drive, on slightly smaller land of 388m2 although a couple of streets East of Corris which does raise the per square metre value. Not as renovated internally and sold in a worse market.