

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

98 Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,150,000

&

\$1,225,000

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	122 Albert St SEDDON 3011	\$1,250,000	09/08/2019
2	126 Albert St SEDDON 3011	\$1,146,000	16/04/2019
3	162 Stephen St YARRAVILLE 3013	\$1,130,000	26/07/2019

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.



3 1 4

Rooms: 4

Property Type: House

Land Size: 425 sqm approx

Agent Comments

Three bedroom home, with two living areas, plus a open kitchen/dining room. Edwardian block fronted facade, corner allotment of some 425m2 with a West facing rear orientation and a locked up double garage at the rear of the block.

Comparable Properties



122 Albert St SEDDON 3011 (REI)

3 2 3

Price: \$1,250,000

Method: Private Sale

Date: 09/08/2019

Rooms: -

Property Type: House

Agent Comments

Approx 554m2 facing the train line, brick home located in the middle of the block. Same West facing orientation on the backyard.



126 Albert St SEDDON 3011 (VG)

4 - -

Price: \$1,146,000

Method: Sale

Date: 16/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 506 sqm approx

Agent Comments

Unrenovated home in worse condition than Stephen Street. Corner allotment on similar sized land, street fronting the train line. Sold in a worse market.



162 Stephen St YARRAVILLE 3013 (REI)

4 1 4

Price: \$1,130,000

Method: Sold Before Auction

Date: 26/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 357 sqm approx

Agent Comments

Same Street, same orientation of the block. Smaller land size, not on a corner. In worse condition internal, with a single lock up garage.