

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sal	e
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Address Including suburb and postcode	66 Ovens Street, Yarraville Vic 3013
ndicative selling pric	te

Indicative selling price

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

Trange between \$4500,000	Range between	\$930,000	&	\$970,000
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Median sale price

Median price	\$1,207,500	Hou	ıse X	Unit		Suburb	Yarraville
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

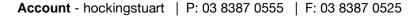
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2 Montague St YARRAVILLE 3013	\$985,000	02/11/2018
2	45 Seddon St SEDDON 3011	\$967,000	08/09/2018
3	24 Blackwood St YARRAVILLE 3013	\$960,000	18/09/2018

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.







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hockingstuart





Rooms:

Property Type: House Land Size: 258 sqm approx

Agent Comments

Indicative Selling Price \$930,000 - \$970,000 **Median House Price** December guarter 2018: \$1,207,500

Comparable Properties



2 Montague St YARRAVILLE 3013 (VG)

Price: \$985,000 Method: Sale Date: 02/11/2018

Rooms: -

Property Type: House (Res) Land Size: 175 sqm approx

45 Seddon St SEDDON 3011 (REI/VG)

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Price: \$967,000 Method: Auction Sale

Date: 08/09/2018 Rooms: -

Property Type: House (Res) Land Size: 275 sqm approx

24 Blackwood St YARRAVILLE 3013 (VG)







Price: \$960,000 Method: Sale Date: 18/09/2018

Rooms: -

Property Type: House (Res) Land Size: 201 sqm approx

Agent Comments

Agent Comments

Agent Comments

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