

## 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

66 Ovens Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$930,000

&

\$970,000

#### Median sale price

Median price \$1,207,500

House

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.

	Address 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.



3   
 1   
 0

**Rooms:**  
**Property Type:** House  
**Land Size:** 258 sqm approx  
**Agent Comments**

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

## Comparable Properties



**2 Montague St YARRAVILLE 3013 (VG)**

**Agent Comments**

2   
 -   
 -

**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)**

**Agent Comments**

3   
 1   
 1

**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)**

**Agent Comments**

2   
 -   
 -

**Price:** \$960,000  
**Method:** Sale  
**Date:** 18/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 201 sqm approx