

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
----------------------	-----------	-------	-----

Address	3 Forrest Street, Yarraville Vic 3013
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$870,000	&	\$920,000

Median sale price

Median price	\$1,085,000	Hou	ıse X	Unit		Suburb	Yarraville
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

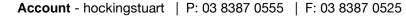
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	73 Ovens St YARRAVILLE 3013	\$935,000	23/03/2019
2	66 Ovens St YARRAVILLE 3013	\$925,000	26/02/2019
3	88 Gamon St YARRAVILLE 3013	\$890,000	06/03/2019

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.







Generated: 03/07/2019 09:36

hockingstuart





Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$870,000 - \$920,000 **Median House Price** Year ending March 2019: \$1,085,000

Comparable Properties



73 Ovens St YARRAVILLE 3013 (REI/VG)





Price: \$935,000

Method: Sold Before Auction

Date: 23/03/2019

Rooms: -

Property Type: House (Res) Land Size: 212 sqm approx Agent Comments



66 Ovens St YARRAVILLE 3013 (REI/VG)





Price: \$925,000 Method: Private Sale Date: 26/02/2019

Rooms: -

Property Type: House Land Size: 259 sqm approx **Agent Comments**



88 Gamon St YARRAVILLE 3013 (REI)

— 2





Price: \$890,000 Method: Private Sale Date: 06/03/2019

Rooms: -

Property Type: House

Agent Comments

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





Generated: 03/07/2019 09:36