

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

3 Forrest Street, Yarraville Vic 3013

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 House 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.

	Address 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.



3 1

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)

Agent Comments

2 - -

Price: \$935,000
Method: Sold Before Auction
Date: 23/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 212 sqm approx



66 Ovens St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 -

Price: \$925,000
Method: Private Sale
Date: 26/02/2019
Rooms: -
Property Type: House
Land Size: 259 sqm approx



88 Gamon St YARRAVILLE 3013 (REI)

Agent Comments

2 1 -

Price: \$890,000
Method: Private Sale
Date: 06/03/2019
Rooms: -
Property Type: House