

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

7 Loch Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$1,033,500

Property Type

House

Suburb

Yarraville

Period - From

01/10/2019

to

31/12/2019

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 | 74 Anderson St YARRAVILLE 3013 | \$805,000 | 26/10/2019 |
| 2 | 25 Cecil St YARRAVILLE 3013 | \$787,000 | 14/09/2019 |
| 3 | 9 Hansen St WEST FOOTSCRAY 3012 | \$760,000 | 21/12/2019 |

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.~~

This Statement of Information was prepared on:

22/01/2020 09:23



Property Type: House (Previously Occupied - Detached)

Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median House Price

December quarter 2019: \$1,033,500

Comparable Properties



74 Anderson St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$805,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)



25 Cecil St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$787,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 195 sqm approx



9 Hansen St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 21/12/2019

Rooms: 4

Property Type: House (Res)

Land Size: 351 sqm approx