

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

4/72 Bishop Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$910,000

Property Type House

Suburb Yarraville

Period - From 01/04/2019

to 30/06/2019

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	45 Urwin St YARRAVILLE 3013	\$1,045,000	18/09/2019
2	1/1 Jepson St YARRAVILLE 3013	\$1,000,000	08/08/2019
3	13b Kingston St YARRAVILLE 3013	\$975,000	21/09/2019

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:

08/10/2019 17:03



3 2 2

Rooms: 5

Property Type: Townhouse

Agent Comments

Brand new three bedroom, two bathroom town residence with a double garage.

Comparable Properties



45 Urwin St YARRAVILLE 3013 (REI)

3 3 2

Price: \$1,045,000

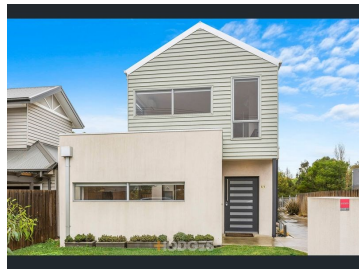
Method: Private Sale

Date: 18/09/2019

Property Type: House

Agent Comments

Larger attached residence, with an extra bathroom and living area. Single garage, not double and further out from Yarraville and the CBD.



1/1 Jepson St YARRAVILLE 3013 (VG)

3 - -

Price: \$1,000,000

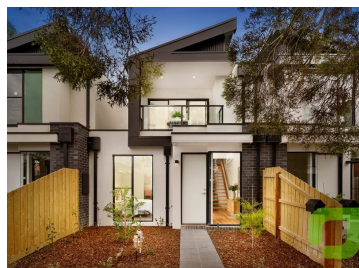
Method: Sale

Date: 08/08/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Street facing unit in a complex, on the other side of Cruickshank Park. Bigger internally, but smaller outdoor space.



13b Kingston St YARRAVILLE 3013 (REI)

3 2 -

Price: \$975,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 4

Property Type: House (Res)

Agent Comments

Street facing residence attached on both sides, no parking but closer to Yarraville and the CBD.