

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

215 Anderson Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/10/2018

to

30/09/2019

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	1 Little Smith St YARRAVILLE 3013	\$800,000	21/09/2019
2	1/2a Simpson St YARRAVILLE 3013	\$780,000	12/10/2019
3	8/11d Murray St YARRAVILLE 3013	\$760,000	24/08/2019

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:

21/10/2019 12:05



2 2 1

Rooms: 4

Property Type: Townhouse

Agent Comments

Two bedroom, two bathroom, street facing residence.

Comparable Properties



1 Little Smith St YARRAVILLE 3013 (REI)

2 2 1

Price: \$800,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Townhouse (Res)

Agent Comments

Better location, worse street aspect. Reverse living, but has a garage.



1/2a Simpson St YARRAVILLE 3013 (REI)

2 1 1

Price: \$780,000

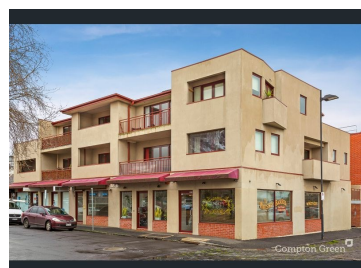
Method: Auction Sale

Date: 12/10/2019

Property Type: Townhouse (Res)

Agent Comments

Better location, but reverse living. Has a lock up parking spot, but is apart of a body corporate.



8/11d Murray St YARRAVILLE 3013 (REI/VG)

2 1 1

Price: \$760,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 3

Property Type: House (Res)

Agent Comments

Better location, but reverse living. Has a lock up parking spot, but is apart of a body corporate.