

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 39 Frederick Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$979,000

Median sale price

Median price \$980,000 House X Unit Suburb Yarraville

Period - From 01/10/2017 to 31/12/2017 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	78 Bayview Rd YARRAVILLE 3013	\$1,101,000	24/02/2018
2	67 Fehon St YARRAVILLE 3013	\$1,090,000	17/03/2018
3	60 Ofarrell St YARRAVILLE 3013	\$982,000	20/12/2017

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.



2
 1
 2

Rooms: 3

Property Type: House (Res)

Land Size: 304 sqm approx

Agent Comments

Unrenovated Period Brick home on a wide quiet tree-lined street.

Indicative Selling Price

\$979,000

Median House Price

December quarter 2017: \$980,000

Comparable Properties

78 Bayview Rd YARRAVILLE 3013 (REI)

3
 1
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Price: \$1,101,000

Method: Auction Sale

Date: 24/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 295 sqm approx

Agent Comments

Unrenovated double front on similar land, in a tree-lined street

67 Fehon St YARRAVILLE 3013 (REI)

3
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Price: \$1,090,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 243 sqm approx

Agent Comments

Unrenovated double front in a similar location/distance from the village

60 Ofarrell St YARRAVILLE 3013 (REI/VG)

3
 1
 1

Price: \$982,000

Method: Sold Before Auction

Date: 20/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 296 sqm approx

Agent Comments

Three bedroom brick home on similar land