

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 Tenterden Street, Yarraville Vic 3013

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$775,000

Median sale price

Median price \$1,207,500

House

X

Unit

Suburb

Yarraville

Period - From 01/10/2018

to

31/12/2018

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	11 Gladstone St YARRAVILLE 3013	\$800,000	28/10/2018
2	170 Blackshaws Rd SOUTH KINGSVILLE 3015	\$765,000	11/11/2018
3	91 Francis St YARRAVILLE 3013	\$760,000	01/02/2019

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 Tenterden Street, Yarraville Vic 3013

JAS STEPHENS

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Indicative Selling Price

\$775,000

Median House Price

December quarter 2018: \$1,207,500



3 1 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



11 Gladstone St YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 28/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 349 sqm approx



170 Blackshaws Rd SOUTH KINGSVILLE 3015 (VG)

Agent Comments

3 - -

Price: \$765,000

Method: Sale

Date: 11/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 443 sqm approx



91 Francis St YARRAVILLE 3013 (REI)

Agent Comments

3 1 1

Price: \$760,000

Method: Private Sale

Date: 01/02/2019

Rooms: -

Property Type: House