

Marina Condic 03 9316 9028 0438484696 mcondic@jasstephens.com.au

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Address	3 Tenterden Street, Yarraville Vic 3013
Including suburb and	
postcode	

#### Indicative selling price

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

Single price	\$775,000

#### Median sale price

Median price	\$1,207,500	Hou	ise 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.

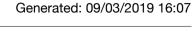
# Address of comparable property

	are on the report of		
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.

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099



Date of sale





Price

# **JAS STEPHENS**

Marina Condic 03 9316 9028 0438484696 mcondic@jasstephens.com.au

Indicative Selling Price \$775,000 Median House Price December quarter 2018: \$1,207,500



# Rooms: Property Type: House (Res) Agent Comments

# Comparable Properties



11 Gladstone St YARRAVILLE 3013 (VG)

**□** 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 Agent Comments

(VG)

**—** 

**~** -

**Price:** \$765,000 **Method:** Sale **Date:** 11/11/2018

Rooms: -

Property Type: House (Res) Land Size: 443 sqm approx



**—** 3

1

Price: \$760,000 Method: Private Sale

Rooms: -

Property Type: House

Date: 01/02/2019

Agent Comments

**Agent Comments** 







