

# 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

115/200 Stephen Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$620,000

### Median sale price

Median price

\$790,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/04/2021

to

30/06/2021

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	6/57 Hyde St FOOTSCRAY 3011	\$608,000	17/07/2021
2	202/100 Somerville Rd YARRAVILLE 3013	\$605,000	17/05/2021
3	7/50-56 Edgar St KINGSVILLE 3012	\$614,000	01/04/2021

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:

19/07/2021 13:34



2 1 1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$620,000

**Median Unit Price**

June quarter 2021: \$790,000

## Comparable Properties



**6/57 Hyde St FOOTSCRAY 3011 (REI)**

Agent Comments

2 1 1

**Price:** \$608,000

**Method:** Auction Sale

**Date:** 17/07/2021

**Property Type:** Apartment



**202/100 Somerville Rd YARRAVILLE 3013 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 17/05/2021

**Property Type:** Apartment



**7/50-56 Edgar St KINGSVILLE 3012 (REI)**

Agent Comments

2 1 1

**Price:** \$614,000

**Method:** Auction Sale

**Date:** 01/04/2021

**Property Type:** Villa