

# 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

1.13/46 Fehon 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

\$639,000

### 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 | 24/40 Murray St YARRAVILLE 3013         | \$685,000 | 24/08/2019   |
| 2 | 206/46 Fehon St YARRAVILLE 3013         | \$675,000 | 11/07/2019   |
| 3 | 5/163-169 Somerville Rd YARRAVILLE 3013 | \$625,000 | 05/08/2019   |

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:

29/11/2019 12:57

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$639,000

**Median Unit Price**

Year ending September 2019: \$655,000

## Comparable Properties

**24/40 Murray St YARRAVILLE 3013 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$685,000**Method:** Auction Sale**Date:** 24/08/2019**Property Type:** Apartment**Land Size:** 93 sqm approx**206/46 Fehon St YARRAVILLE 3013 (VG)**

Agent Comments

2   -   -

**Price:** \$675,000**Method:** Sale**Date:** 11/07/2019**Property Type:** Strata Unit/Flat**Land Size:** 639 sqm approx**5/163-169 Somerville Rd YARRAVILLE 3013 (VG)**

Agent Comments

2   -   -

**Price:** \$625,000**Method:** Sale**Date:** 05/08/2019**Property Type:** Flat/Unit/Apartment (Res)