

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

20/37 STEPHEN STREET YARRAVILLE VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,125,000

&

\$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Yarraville

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

16/37 STEPHEN STREET YARRAVILLE VIC 3013	\$1,170,000	10-Jul-24
9/37 STEPHEN STREET YARRAVILLE VIC 3013	\$1,202,000	13-Jul-24

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 6 months.

This Statement of Information was prepared on: 24 October 2024

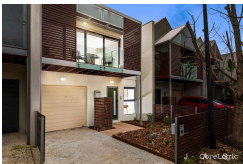


**16/37 STEPHEN STREET
YARRAVILLE VIC 3013**

3 2 -

Sold Price ^{RS} **\$1,170,000** Sold Date **10-Jul-24**

Distance **0.04km**



**9/37 STEPHEN STREET
YARRAVILLE VIC 3013**

3 2 1

Sold Price ^{RS} **\$1,202,000** Sold Date **13-Jul-24**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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