

#### 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	102/141 Stephen Street, Yarraville Vic 3013
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$600,000	&	\$650,000
	4000,000	<u>~</u>	

#### Median sale price

Median price	\$561,000	Hou	se	Unit	Х	Suburb	Yarraville
Period - From	01/01/2018	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.

Ad	dress of comparable property	Price	Date of sale
1	6/40 Murray St YARRAVILLE 3013	\$669,000	23/02/2019
2	7/204 Stephen St YARRAVILLE 3013	\$655,000	12/11/2018
3	104/46 Fehon St YARRAVILLE 3013	\$595,000	30/01/2019

#### 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.

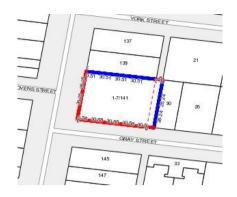
**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





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## hockingstuart





Rooms:

Property Type: Strata Unit/Flat

Agent Comments

**Indicative Selling Price** \$600,000 - \$650,000 **Median Unit Price** Year ending December 2018: \$561,000

### Comparable Properties

6/40 Murray St YARRAVILLE 3013 (REI)





Price: \$669,000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: Apartment

Agent Comments

7/204 Stephen St YARRAVILLE 3013 (REI/VG)

**-**





Price: \$655,000 Method: Private Sale Date: 12/11/2018

Rooms: -

Property Type: Townhouse (Single)

**Agent Comments** 

104/46 Fehon St YARRAVILLE 3013 (REI)

**—** 2





Price: \$595,000 Method: Private Sale Date: 30/01/2019

Rooms: -

Property Type: Apartment

**Agent Comments** 

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