## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$748,500	Pro	perty Type	Unit		Suburb	Yarraville
Period - From	01/01/2021	to	31/03/2021		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

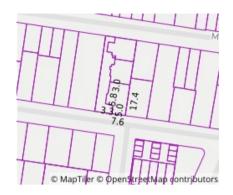
Add	dress of comparable property	Price	Date of sale
1	3/46 Fehon St YARRAVILLE 3013	\$770,000	22/04/2021
2	210/46 Fehon St YARRAVILLE 3013	\$722,000	18/03/2021
3	12/46 Fehon St YARRAVILLE 3013	\$780,000	05/03/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/06/2021 11:55







**Indicative Selling Price** \$690,000 - \$750,000 **Median Unit Price** March quarter 2021: \$748,500

## Comparable Properties

3/46 Fehon St YARRAVILLE 3013 (VG)

**-**2



Price: \$770.000 Method: Sale Date: 22/04/2021

Property Type: Strata Unit/Flat

**Agent Comments** 

210/46 Fehon St YARRAVILLE 3013 (VG)

**└─** 2



Method: Sale Date: 18/03/2021

Price: \$722,000

Property Type: Strata Unit/Flat

Agent Comments

12/46 Fehon St YARRAVILLE 3013 (VG)

**-** 2





Price: \$780,000 Method: Sale Date: 05/03/2021

Property Type: Strata Unit/Flat

**Agent Comments** 

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



