

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

9 Stewart Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$930,500

Property Type

House

Suburb

Yarraville

Period - From

08/11/2018

to

07/11/2019

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	30 Queensville St KINGSVILLE 3012	\$815,000	12/07/2019
2	74 Anderson St YARRAVILLE 3013	\$805,000	26/10/2019
3	25 Cecil St YARRAVILLE 3013	\$787,000	14/09/2019

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:

08/11/2019 15:24



🛏 2 🚿 1 🚗 2

Property Type: House

Agent Comments

Comparable Properties

30 Queensville St KINGSVILLE 3012 (REI/VG)

Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$815,000

Method: Sold Before Auction

Date: 12/07/2019

Rooms: 3

Property Type: House

Land Size: 270 sqm approx



74 Anderson St YARRAVILLE 3013 (REI)

Agent Comments

🛏 2 🚿 1 🚗 -

Price: \$805,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)



25 Cecil St YARRAVILLE 3013 (REI)

Agent Comments

🛏 2 🚿 1 🚗 -

Price: \$787,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)