

Cherie Burke 9316 9034 0417133995 cburke@jasstephens.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Troporty energy to	
Address Including suburb and postcode	9 Alice Street, Yarraville Vic 3013

Indicative selling price

Property offered for sale

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

Range between \$800,000 & \$850,000	Range between	\$800,000	&	\$850,000
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Median sale price

Median price	\$1,044,000	Hou	ıse X	Unit		Suburb	Yarraville
Period - From	01/07/2017	to	30/09/2017		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	182 Queensville St KINGSVILLE 3012	\$860,000	23/10/2017
2	22 Margaret St SEDDON 3011	\$817,000	07/10/2017
3	122 Pilgrim St SEDDON 3011	\$814,000	19/07/2017

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.

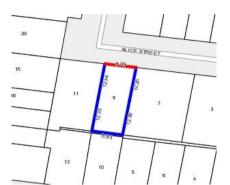




JAS STEPHENS

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Indicative Selling Price \$800,000 - \$850,000 **Median House Price** September quarter 2017: \$1,044,000



Rooms:

Property Type: House

Land Size: 222.439 sqm approx

Agent Comments

Comparable Properties



182 Queensville St KINGSVILLE 3012 (REI)

-2







Price: \$860,000

Method: Sold Before Auction

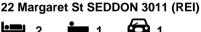
Date: 23/10/2017

Rooms: 3

Property Type: House (Res) Land Size: 275 sqm approx











Rooms: -

Property Type: House (Res) Land Size: 250 sqm approx

Agent Comments

Agent Comments



122 Pilgrim St SEDDON 3011 (REI)

-- 2





Price: \$814,000

Method: Sold Before Auction

Date: 19/07/2017

Rooms: 4

Property Type: House (Res) Land Size: 129 sqm approx

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

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