

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 6 Bromyard Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$950,000 & \$1,010,000

Median sale price

Median price \$1,125,000 House X Unit 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.

	Address of comparable property	Price	Date of sale
1	157 Queensville St KINGSVILLE 3012	\$1,010,000	14/02/2019
2	19 Chirnside St KINGSVILLE 3012	\$962,000	24/01/2019
3	23 Stooke St YARRAVILLE 3013	\$945,000	17/11/2018

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.



Rooms:
Property Type: House
Land Size: 446.922 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,010,000
Median House Price
Year ending December 2018: \$1,125,000

Comparable Properties



157 Queensville St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$1,010,000
Method: Sold Before Auction
Date: 14/02/2019
Rooms: -
Property Type: House (Res)



19 Chirnside St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$962,000
Method: Private Sale
Date: 24/01/2019
Rooms: -
Property Type: House



23 Stooke St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$945,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)