

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	6 Bromyard 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 \$950,000 & \$1,010,000	ange between	\$950,000	&	\$1,010,000
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Median sale price

Median price	\$1,125,000	Hou	ıse X	Unit		Suburb	Yarraville
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

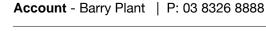
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)





Price: \$1,010,000

Method: Sold Before Auction

Date: 14/02/2019

Rooms: -

Property Type: House (Res)

Agent Comments



19 Chirnside St KINGSVILLE 3012 (REI)





Price: \$962,000 Method: Private Sale Date: 24/01/2019

Rooms: -

Property Type: House

Agent Comments



23 Stooke St YARRAVILLE 3013 (REI)





Price: \$945,000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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