

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

1/72 Bishop Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$829,000

Median sale price

Median price

\$973,000

Property Type

House

Suburb

Yarraville

Period - From

01/07/2019

to

30/09/2019

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 | 1a Sturt St YARRAVILLE 3013 | \$835,000 | 17/10/2019 |
| 2 | 215 Anderson St YARRAVILLE 3013 | \$810,000 | 12/11/2019 |
| 3 | 217 Anderson St YARRAVILLE 3013 | \$745,000 | 06/12/2019 |

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:

14/12/2019 14:04



2 2 1

Rooms: 4

Property Type: Townhouse

Land Size: 151 sqm approx

Agent Comments

Comparable Properties



1a Sturt St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$835,000

Method: Sale

Date: 17/10/2019

Property Type: House (Res)

Land Size: 207 sqm approx



215 Anderson St YARRAVILLE 3013 (REI)

Agent Comments

2 2 1

Price: \$810,000

Method: Sold Before Auction

Date: 12/11/2019

Property Type: House (Res)



217 Anderson St YARRAVILLE 3013 (REI)

Agent Comments

2 2 1

Price: \$745,000

Method: Sold Before Auction

Date: 06/12/2019

Property Type: Townhouse (Res)