

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

121 Simpson Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$940,000 & \$970,000

Median sale price

Median price \$1,018,500 Property Type House Suburb Yarraville

Period - From 01/07/2018 to 30/06/2019 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	41 Station Rd SEDDON 3011	\$1,035,000	31/07/2019
2	38a Goulburn St YARRAVILLE 3013	\$971,000	19/09/2019
3	70 Castlemaine St YARRAVILLE 3013	\$895,000	31/07/2019

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:

08/10/2019 15:41



2 1 0

Property Type: House (Res)

Land Size: 129 sqm approx

Agent Comments

Comparable Properties



41 Station Rd SEDDON 3011 (REI)

2 1 -

Price: \$1,035,000

Method: Private Sale

Date: 31/07/2019

Property Type: House

Agent Comments

Renovated single front victorian on larger block (approx 212m2) with rear right of way.



38a Goulburn St YARRAVILLE 3013 (REI)

2 2 -

Price: \$971,000

Method: Sold Before Auction

Date: 19/09/2019

Property Type: House (Res)

Agent Comments

Similar land (approx 120m2) and location. Similar style internally, though doesn't have the period facade, it does offer second bathroom and upstairs retreat.



70 Castlemaine St YARRAVILLE 3013 (VG)

289 - -

Price: \$895,000

Method: Sale

Date: 31/07/2019

Property Type: House (Res)

Land Size: 175 sqm approx

Agent Comments

updated two bedroom single front - not as newly renovated, but on slightly larger land