

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

38 Frederick Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,240,000

Property Type House

Suburb Yarraville

Period - From 01/07/2021

to 30/09/2021

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	8 Kent St YARRAVILLE 3013	\$1,150,000	15/10/2021
2	182 Stephen St YARRAVILLE 3013	\$1,100,000	11/05/2021
3	60 Tarrengower St YARRAVILLE 3013	\$845,000	23/07/2021

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:

08/11/2021 09:43

38 Frederick Street, Yarraville Vic 3013

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Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2021: \$1,240,000

Comparable Properties



8 Kent St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 15/10/2021
Property Type: House (Res)

182 Stephen St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 11/05/2021
Property Type: House (Res)
Land Size: 271 sqm approx

60 Tarrengower St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$845,000
Method: Sale
Date: 23/07/2021
Property Type: House - Attached House N.E.C.
Land Size: 129 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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