

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

4/42 Simpson Street, Yarraville Vic 3013

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000

&

\$850,000

Median sale price

Median price \$910,000

House

X

Unit

Suburb Yarraville

Period - From 01/04/2019

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	1/35 Bishop St KINGSVILLE 3012	\$805,000	26/02/2019
2	4/2 Kent St YARRAVILLE 3013	\$790,000	15/04/2019
3	33a Emma St SEDDON 3011	\$770,000	13/06/2019

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.



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Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
June quarter 2019: \$910,000

Comparable Properties

1/35 Bishop St KINGSVILLE 3012 (VG)

Agent Comments

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Price: \$805,000
Method: Sale
Date: 26/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 393 sqm approx

4/2 Kent St YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$790,000
Method: Sale
Date: 15/04/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

33a Emma St SEDDON 3011 (VG)

Agent Comments

3 - -

Price: \$770,000
Method: Sale
Date: 13/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 121 sqm approx