

Statement of Information



80 Charles Street Seddon 3011
p: 03 8398 7800 f: 03 8398 7888
20 Hall Street Newport 3015
p: 03 9392 1878 f: 03 9399 2888

Section 47AF of the Estate Agents Act 1980

**Date Statement
First Produced**

3.4.18

**Date Statement
Last Updated**

28.4.18

Property offered for sale

Address
Including suburb &
postcode

42 Kidman Street, Yarraville

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Enter a single price OR a range as applicable)

Single price

\$1,250,000

**Or a range
between**

&

Median sale price

Median price

\$980,000

House

Suburb

Yarraville

Period: from

01.10.17

to

31.01.17

Source

REIV

Comparable property sales

These are the three properties sold within two kilometers 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. 118 Severn Street, Yarraville	\$1,343,000	25/11/2017
2. 43 Gent Street, Yarraville	\$1,310,000	18/11/2017
3. 145 Severn Street, Yarraville	\$1,305,000	17/02/2018