

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

3 Love Street, Yarraville Vic 3013

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

Range between \$840,000

&

\$880,000

Median sale price

Median price \$1,041,000

House

X

Unit

Suburb Yarraville

Period - From 01/07/2017

to

30/06/2018

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	11 Cranbrook St YARRAVILLE 3013	\$930,000	17/03/2018
2	13 Hawkhurst St YARRAVILLE 3013	\$920,000	28/03/2018
3	10 Tenterden St YARRAVILLE 3013	\$920,000	14/04/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



11 Cranbrook St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 5

Property Type: House

Land Size: 473 sqm approx

13 Hawkhurst St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$920,000

Method: Sold Before Auction

Date: 28/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 519 sqm approx

10 Tenterden St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$920,000

Method: Sold Before Auction

Date: 14/04/2018

Rooms: 4

Property Type: House

Land Size: 478 sqm approx