

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

Unit 12/53 Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$190,000

&

\$200,000

Median sale price

Median price

\$595,000

House

Unit

X

Suburb

Yarraville

Period - From

01/04/2018

to

31/03/2019

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	8/22 Bishop St KINGSVILLE 3012	\$335,000	19/12/2018
2	15/18 Tongue St YARRAVILLE 3013	\$330,750	09/01/2019
3	4/35 Kingsville St KINGSVILLE 3012	\$205,000	18/01/2019

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.

Unit 12/53 Stephen Street, Yarraville Vic 3013



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$190,000 - \$200,000
Median Unit Price
Year ending March 2019: \$595,000

Comparable Properties

8/22 Bishop St KINGSVILLE 3012 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 19/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



15/18 Tongue St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$330,750
Method: Sale
Date: 09/01/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



4/35 Kingsville St KINGSVILLE 3012 (REI/VG)

Agent Comments



Price: \$205,000
Method: Private Sale
Date: 18/01/2019
Rooms: -
Property Type: Apartment