

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

102/83 Fehon Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$429,000

Median sale price

Median price

\$599,000

Property Type

Unit

Suburb

Yarraville

Period - From

18/07/2021

to

17/07/2022

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	2/36 Robert St SPOTSWOOD 3015	\$430,000	04/07/2022
2	7/5 Wattle St WEST FOOTSCRAY 3012	\$425,000	04/06/2022
3	G19/125 Francis St YARRAVILLE 3013	\$425,000	18/02/2022

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:

18/07/2022 11:20



1
 1
 1

Property Type: Strata Unit/Flat

Land Size: 71 sqm approx

Agent Comments

Indicative Selling Price

\$429,000

Median Unit Price

18/07/2021 - 17/07/2022: \$599,000

Comparable Properties



2/36 Robert St SPOTSWOOD 3015 (REI)

Agent Comments

1
 1
 1

Price: \$430,000

Method: Private Sale

Date: 04/07/2022

Property Type: Unit



7/5 Wattle St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2
 1
 1

Price: \$425,000

Method: Auction Sale

Date: 04/06/2022

Property Type: Unit

G19/125 Francis St YARRAVILLE 3013 (VG)

Agent Comments

1
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Price: \$425,000

Method: Sale

Date: 18/02/2022

Property Type: Strata Unit/Flat