

## 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

76 Powell Street, Yarraville Vic 3013

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 &amp; \$1,070,000

**Median sale price**

Median price \$1,037,500 House X Unit Suburb Yarraville

Period - From 01/04/2017 to 31/03/2018 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	78 Bayview Rd YARRAVILLE 3013	\$1,101,000	24/02/2018
2	67 Fehon St YARRAVILLE 3013	\$1,090,000	17/03/2018
3	3 Tarrengower St YARRAVILLE 3013	\$1,005,000	06/03/2018

**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.

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**Indicative Selling Price**

\$980,000 - \$1,070,000

**Median House Price**

Year ending March 2018: \$1,037,500


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**Rooms:****Property Type:** House**Land Size:** 241 sqm approx

Agent Comments

## Comparable Properties

78 Bayview Rd YARRAVILLE 3013 (REI/VG)

Agent Comments

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**Price:** \$1,101,000**Method:** Auction Sale**Date:** 24/02/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 295 sqm approx

67 Fehon St YARRAVILLE 3013 (REI/VG)

Agent Comments

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**Price:** \$1,090,000**Method:** Auction Sale**Date:** 17/03/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 243 sqm approx

3 Tarrengower St YARRAVILLE 3013 (VG)

Agent Comments

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**Price:** \$1,005,000**Method:** Sale**Date:** 06/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 226 sqm approx