

Marina Condic 03 9316 9028 0438484696 mcondic@iasstephens.com.au

### 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											
Range between \$980,		000		&		\$1,070,000					
Median sale price											
Median price	\$1,037,	500	Hou	ise X	<del>Un</del>	iŧ		Suburb	Yarraville		
Period - From	01/04/2	017	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.

Add	lress 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





Rooms:

Property Type: House Land Size: 241 sqm approx

Agent Comments

## Comparable Properties

78 Bayview Rd YARRAVILLE 3013 (REI/VG)

**=**3

**₽** -

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)

**=** 3





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)

**—** 2





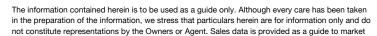
Price: \$1,005,000 Method: Sale Date: 06/03/2018 Rooms: -

Property Type: House (Res) Land Size: 226 sqm approx **Agent Comments** 

**Agent Comments** 

**Agent Comments** 

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099



activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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