

Anna Grech 03 8387 0555 0438 446 051 agrech@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	131 Severn Street, Yarraville Vic 3013
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,200,000

#### Median sale price

Median price	\$1,018,500	Hou	ise X	Unit		Suburb	Yarraville
Period - From	01/07/2018	to	30/06/2019		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.

Add	dress of comparable property	Price	Date of sale
1	15 Finlay St YARRAVILLE 3013	\$1,120,000	15/03/2019
2	6 Bromyard St YARRAVILLE 3013	\$1,061,000	23/03/2019
3	48 Angliss St YARRAVILLE 3013	\$1,050,000	25/02/2019

#### 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.

**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





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## hockingstuart

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**Indicative Selling Price** \$1,200,000 **Median House Price** 

Year ending June 2019: \$1,018,500

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Rooms:

Property Type: House (Res) Land Size: 482 sqm approx

**Agent Comments** 

### Comparable Properties



15 Finlay St YARRAVILLE 3013 (REI/VG)





Price: \$1,120,000 Method: Private Sale Date: 15/03/2019

Rooms: 5

Property Type: House Land Size: 446 sqm approx

6 Bromyard St YARRAVILLE 3013 (REI/VG)





Price: \$1,061,000 Method: Auction Sale Date: 23/03/2019

Rooms: -

Property Type: House (Res) Land Size: 445 sqm approx

48 Angliss St YARRAVILLE 3013 (REI/VG)



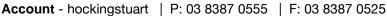




Price: \$1,050,000 Method: Private Sale Date: 25/02/2019

Rooms: -

Property Type: House Land Size: 453 sqm approx







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Agent Comments

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