

Statement of Information

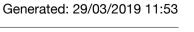
Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 198								
Property offer	ed for s	sale								
Address Including suburb and postcode		5/89-91	Gam	on Street, Ya	rraville	e Vic 3013				
Indicative sell	ing pric	e								
For the meaning	of this p	orice see	cons	umer.vic.gov.	au/ur	derquoting		_		
Range between \$890,000		000	l		9	\$940,000				
Median sale p	rice									
Median price	\$1,125,	000	Hous	se X	Uni	ŧ		Suburb	Yarraville	e
Period - From	01/01/2	018	to	31/12/2018		Source	e RI	EIV		
Comparable p	roperty	sales	(*Dele	ete A or B b	elow	as applic	able	e)		
months		estate a						property for sale s to be most cor		
Address of comparable property								Price	Date	of sale
1										
2										
3										
OR										

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

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.

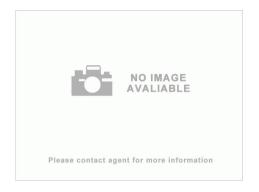




В*









Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$890,000 - \$940,000 **Median House Price** Year ending December 2018: \$1,125,000

Comparable Properties



31a Emma St SEDDON 3011 (REI)

= 3

2

6 ∂ 1

Price: \$915.000 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: Townhouse (Res) Land Size: 125 sqm approx

Agent Comments

8 Beaurepaire Pde FOOTSCRAY 3011 (REI)

= 3



Price: \$885,000 Method: Auction Sale Date: 09/03/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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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