

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	5/89-91 Gamon Street, Yarraville Vic 3013
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Indicative selling price

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

Range between	\$890,000	&	\$940,000
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Median sale price

Median price	\$1,125,000	House	X	Unit		Suburb	Yarraville
Period - From	01/01/2018	to	31/12/2018	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		
2		
3		

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.



NO IMAGE
AVAILABLE

Please contact agent for more information

3 2 0

Rooms:

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)

Agent Comments

3 2 1

Price: \$915,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 125 sqm approx

8 Beaurepaire Pde FOOTSCRAY 3011 (REI)

Agent Comments

3 2 2

Price: \$885,000

Method: Auction Sale

Date: 09/03/2019

Rooms: -

Property Type: Townhouse (Res)

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.