

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

71 Sanderson Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Yarraville

Period - From

25/11/2018

to

24/11/2019

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.

	Address of comparable property	Price	Date of sale
1	8 Hawkhurst St YARRAVILLE 3013	\$1,200,000	20/08/2019
2	1 Gordon Pde YARRAVILLE 3013	\$1,181,000	19/10/2019
3	74 Wales St KINGSVILLE 3012	\$1,095,000	13/09/2019

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.~~

This Statement of Information was prepared on:

25/11/2019 10:06



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

25/11/2018 - 24/11/2019: \$930,000

Comparable Properties

8 Hawkhurst St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$1,200,000

Method: Sale

Date: 20/08/2019

Property Type: House (Res)

Land Size: 741 sqm approx



1 Gordon Pde YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Price: \$1,181,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 570 sqm approx

74 Wales St KINGSVILLE 3012 (VG)

Agent Comments

3 - -

Price: \$1,095,000

Method: Sale

Date: 13/09/2019

Property Type: House (Res)

Land Size: 357 sqm approx