

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 24/40 Murray Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$645,000 House Unit X 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.

	Address of comparable property	Price	Date of sale
1	6/123-129 Anderson St YARRAVILLE 3013	\$740,000	13/02/2019
2	2/197 Anderson St YARRAVILLE 3013	\$725,000	28/06/2019
3	6/40 Murray St YARRAVILLE 3013	\$669,000	23/02/2019

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.



2 1 1

Rooms:
Property Type: Apartment
Land Size: 94.1 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending June 2019: \$645,000

Comparable Properties



6/123-129 Anderson St YARRAVILLE 3013 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$740,000
Method: Sold Before Auction
Date: 13/02/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 3051 sqm approx



2/197 Anderson St YARRAVILLE 3013 (REI)

[Agent Comments](#)

2 2 1

Price: \$725,000
Method: Private Sale
Date: 28/06/2019
Rooms: -
Property Type: Townhouse (Single)



6/40 Murray St YARRAVILLE 3013 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$669,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: Apartment