

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

40a Freeman Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$890,000

&

\$975,000

Median sale price

Median price \$989,000

Property Type House

Suburb Yarraville

Period - From 01/04/2019

to 31/03/2020

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	44a Hick St SPOTSWOOD 3015	\$1,000,000	14/05/2020
2	107 Benbow St YARRAVILLE 3013	\$960,888	19/04/2020
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.~~

This Statement of Information was prepared on:

26/05/2020 10:15



Property Type:
Agent Comments

Indicative Selling Price
\$890,000 - \$975,000
Median House Price
Year ending March 2020: \$989,000

Comparable Properties

44a Hick St SPOTSWOOD 3015 (REI) Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 14/05/2020
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 254 sqm approx

107 Benbow St YARRAVILLE 3013 (REI) Agent Comments



Price: \$960,888
Method: Private Sale
Date: 19/04/2020
Property Type: House (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.