

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

13 Drew Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,040,000

&

\$1,120,000

Median sale price

Median price \$1,085,000

House

X

Unit

Suburb Yarraville

Period - From 01/04/2018

to

31/03/2019

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	15 Finlay St YARRAVILLE 3013	\$1,120,000	15/03/2019
2	6 Bromyard St YARRAVILLE 3013	\$1,061,000	23/03/2019
3	48 Angliss St YARRAVILLE 3013	\$1,050,000	25/02/2019

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.



3 1 3

Rooms:
Property Type: House
Land Size: 436 sqm approx
Agent Comments

Indicative Selling Price
 \$1,040,000 - \$1,120,000
Median House Price
 Year ending March 2019: \$1,085,000

Comparable Properties



15 Finlay St YARRAVILLE 3013 (REI/VG)

Agent Comments

4 2 4

Price: \$1,120,000
Method: Private Sale
Date: 15/03/2019
Rooms: 5
Property Type: House
Land Size: 446 sqm approx



6 Bromyard St YARRAVILLE 3013 (REI/VG)

Agent Comments

4 1 -

Price: \$1,061,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 445 sqm approx



48 Angliss St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 2 -

Price: \$1,050,000
Method: Private Sale
Date: 25/02/2019
Rooms: -
Property Type: House
Land Size: 453 sqm approx