



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,070,000 - \$1,177,000
Median House Price
 March quarter 2017: \$1,001,000

Comparable Properties



3/11 Fielding St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,120,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 5
Property Type: Townhouse (Res)



1/6 Jepson St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 257 sqm approx

2b Stanger St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,035,000
Method: Sold Before Auction
Date: 02/06/2017
Rooms: -
Property Type: Townhouse (Res)

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

2/38 Ballard Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,070,000

&

\$1,177,000

Median sale price

Median price \$1,001,000

House

X

Suburb

Yarraville

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/11 Fielding St YARRAVILLE 3013	\$1,120,000	22/04/2017
1/6 Jepson St YARRAVILLE 3013	\$1,070,000	13/05/2017
2b Stanger St YARRAVILLE 3013	\$1,035,000	02/06/2017