

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

44 Sanderson Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$900,000

&

\$990,000

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	9 Urwin St YARRAVILLE 3013	\$950,000	29/02/2020
2	38 Kidman St YARRAVILLE 3013	\$935,000	21/03/2020
3	9 Benbow St YARRAVILLE 3013	\$912,000	29/02/2020

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:

07/05/2020 08:03



3 1 3

Property Type: House (Res)

Land Size: 430 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2020: \$989,000

Comparable Properties

9 Urwin St YARRAVILLE 3013 (REI)

Agent Comments

3 1 3

Price: \$950,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)



38 Kidman St YARRAVILLE 3013 (REI)

Agent Comments

3 2 4

Price: \$935,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 451 sqm approx

9 Benbow St YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Price: \$912,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 5

Property Type: House (Res)

Land Size: 443 sqm approx