

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

25 Corris Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$935,000

Median sale price

Median price \$1,044,000

House

X

Unit

Suburb Yarraville

Period - From 01/07/2017

to

30/09/2017

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	40 Blackwood St YARRAVILLE 3013	\$950,000	23/10/2017
2	19/37 Stephen St YARRAVILLE 3013	\$939,000	18/08/2017
3	19a Kingston St YARRAVILLE 3013	\$907,000	18/11/2017

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 1

Rooms: 5

Property Type: House (Res)

Land Size: 181 sqm approx

Agent Comments

Comparable Properties



40 Blackwood St YARRAVILLE 3013 (REI)

3 1 -

Price: \$950,000

Method: Sold Before Auction

Date: 23/10/2017

Rooms: 4

Property Type: House (Res)

Agent Comments

Village location, but smaller land (approx 139m2) and no off street parking

19/37 Stephen St YARRAVILLE 3013 (REI/VG)

3 2 2

Price: \$939,000

Method: Private Sale

Date: 18/08/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 182 sqm approx

Agent Comments

Similar land size, larger home, but part of an owners corporation and older build.



19a Kingston St YARRAVILLE 3013 (REI)

2 1 -

Price: \$907,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Slightly larger land (approx 195m2) and single storey, but older, only two bedrooms and no off street parking.