

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

49 Powell Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$1,539,000

Median sale price

Median price

\$1,240,000

Property Type

House

Suburb

Yarraville

Period - From

01/07/2021

to

30/09/2021

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	5 Webster St SEDDON 3011	\$1,540,000	30/09/2021
2	46 Tongue St YARRAVILLE 3013	\$1,530,000	06/11/2021
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:

09/11/2021 09:46



Property Type: House (Res)

Land Size: 380 sqm approx

Agent Comments

Comparable Properties



5 Webster St SEDDON 3011 (REI)

Agent Comments



Price: \$1,540,000

Method: Sold Before Auction

Date: 30/09/2021

Property Type: House (Res)



46 Tongue St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,530,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 398 sqm approx

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.