

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

31 Bromyard Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$980,000

House

X

Unit

Suburb

Yarraville

Period - From

01/10/2017

to

31/12/2017

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	36 Bromyard St YARRAVILLE 3013	\$945,000	07/10/2017
2	45 Urwin St YARRAVILLE 3013	\$935,000	02/09/2017
3	38 Kingston St YARRAVILLE 3013	\$925,000	18/12/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$900,000

Median House Price
December quarter 2017: \$980,000

Comparable Properties

36 Bromyard St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$945,000
Method: Sold Before Auction
Date: 07/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 447 sqm approx

45 Urwin St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$935,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 5
Property Type: House
Land Size: 446 sqm approx



38 Kingston St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 18/12/2017
Rooms: -
Property Type: House (Res)