

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

217 Anderson Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$710,000

&

\$760,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/10/2018

to

30/09/2019

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	2/1 Sydenham St, Seddon, Vic 3011, Australia	\$749,500	17/10/2019
2	20 Lily St SEDDON 3011	\$740,000	07/08/2019
3	2/197 Anderson St YARRAVILLE 3013	\$725,000	28/06/2019

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:

14/11/2019 12:01



2 2 1

Rooms: 4

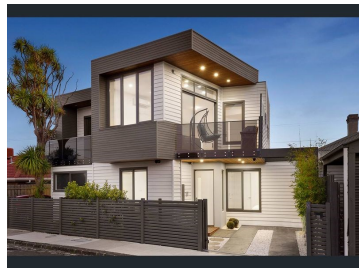
Property Type: Townhouse

Land Size: 96 sqm approx

Agent Comments

Brand new 2 bedroom, 2 bathroom townhouse with street frontage and walking distance to Yarraville Village

Comparable Properties



2/1 Sydenham St, Seddon, Vic 3011, Australia (REI)

2 2 1

Price: \$749,500

Method:

Date: 17/10/2019

Property Type: Townhouse (Single)

Agent Comments

2 bedroom, 2 bathroom street facing reverse living townhouse. Similar land size. Closer to a train station, but a less attractive street.



20 Lily St SEDDON 3011 (VG)

3 - -

Price: \$740,000

Method: Sale

Date: 07/08/2019

Property Type: House (Res)

Land Size: 95 sqm approx

Agent Comments

Brand new 2 bedroom, 2 bathroom reverse living townhouse. Similar land component. Closer to PT but a less attractive location.



2/197 Anderson St YARRAVILLE 3013 (REI/VG)

2 2 1

Price: \$725,000

Method: Private Sale

Date: 28/06/2019

Property Type: Townhouse (Single)

Agent Comments

Brand new 2 bedroom, 2 bathroom townhouse in a complex. Same street, but overlooking the park so it is a more attractive outlook. Sold in a worse market.