

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

1/5 Barrett Court, Yarraville Vic 3013

Indicative selling price

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

Single price \$945,000

Median sale price

Median price \$1,131,000

House

X

Unit

Suburb Yarraville

Period - From 01/04/2018

to 30/06/2018

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	42 Kingston St YARRAVILLE 3013	\$939,000	16/03/2018
2	22a Sanderson St YARRAVILLE 3013	\$936,000	07/07/2018
3	82 Wembley Av YARRAVILLE 3013	\$927,000	30/06/2018

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
  2
  3

Rooms: 5
Property Type: Townhouse
Land Size: 208 sqm approx

Agent Comments

Three bedroom townhouse in a court located moments away from Cruickshank Park

Indicative Selling Price

\$945,000

Median House Price

June quarter 2018: \$1,131,000

Comparable Properties



42 Kingston St YARRAVILLE 3013 (REI/VG)

 2
  1
  -

Price: \$939,000
Method: Sold Before Auction
Date: 16/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 194 sqm approx

Agent Comments

Two bedroom house in the same pocket on similar land

22a Sanderson St YARRAVILLE 3013 (REI)

 2
  2
  2

Price: \$936,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 5
Property Type: House (Res)

Agent Comments

Newer build townhouse, two bedrooms in a similar pocket



82 Wembley Av YARRAVILLE 3013 (REI)

 3
  2
  2

Price: \$927,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Three bedroom street facing townhouse in similar location