

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

3/72 Bishop Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$689,000

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	2b Bishop St KINGSVILLE 3012	\$730,000	21/08/2019
2	3/2a Bishop St KINGSVILLE 3012	\$685,000	09/11/2019
3	23a Richards St YARRAVILLE 3013	\$665,000	12/09/2019

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:

11/11/2019 14:59

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Indicative Selling Price

\$689,000

Median Unit Price

Year ending September 2019: \$655,000



2 2 1

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 82 sqm approx

Agent Comments

Brand new two bedroom, two bathroom double storey townhouse, North facing backyard and lock-up carport.

Comparable Properties

2b Bishop St KINGSVILLE 3012 (REI/VG)

2 2 1

Price: \$730,000

Method: Sold Before Auction

Date: 21/08/2019

Property Type: Townhouse (Res)

Land Size: 134 sqm approx

Agent Comments

Same Street, but the worse end of the street. Closer to Geelong Road and Kingsville (lower sale price suburb). A bit bigger and street facing, but reverse living.

3/2a Bishop St KINGSVILLE 3012 (REI)

2 2 2

Price: \$685,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Townhouse (Res)

Agent Comments

Same street, but the Kingsville/Geelong Rd end. Typically getting lower prices. Street facing property.

23a Richards St YARRAVILLE 3013 (VG)

2 - -

Price: \$665,000

Method: Sale

Date: 12/09/2019

Property Type: Townhouse (Single)

Agent Comments

Two bedroom townhouse facing the Cemetery, street facing but worse spot of Yarraville.