

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

103/141 Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$672,250

Property Type

Unit

Suburb

Yarraville

Period - From

01/01/2020

to

31/03/2020

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	203/46 Fehon St YARRAVILLE 3013	\$666,000	14/05/2020
2	204/58 Ballarat St YARRAVILLE 3013	\$640,000	03/07/2020
3	103/83 Gamon St YARRAVILLE 3013	\$600,000	06/04/2020

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:

08/07/2020 11:01



2 1 1

Rooms: 3

Property Type: Apartment

Land Size: 83 sqm approx

Agent Comments

2 Bedroom apartment in a boutique block in Yarraville Village.

Comparable Properties

203/46 Fehon St YARRAVILLE 3013 (REI)

2 1 1

Price: \$666,000

Method: Private Sale

Date: 14/05/2020

Rooms: 3

Property Type: Apartment

Agent Comments

2 bedroom apartment in Yarraville Village.
Boutique block, newer development, smaller living area.



204/58 Ballarat St YARRAVILLE 3013 (REI)

2 2 1

Price: \$640,000

Method: Auction Sale

Date: 03/07/2020

Property Type: Apartment

Land Size: 799 sqm approx

Agent Comments

2 bedroom apartment in Yarraville Village. Larger block. Older development.

103/83 Gamon St YARRAVILLE 3013 (REI)

2 2 1

Price: \$600,000

Method: Private Sale

Date: 06/04/2020

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

2 bedroom apartment in between Yarraville/Seddon Village. Boutique block.