

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

27 Freame Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$715,000

Median sale price

Median price

\$1,125,000

House

X

Unit

Suburb

Yarraville

Period - From

01/01/2018

to

31/12/2018

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	6/123-129 Anderson St YARRAVILLE 3013	\$740,000	13/02/2019
2	2/8 Edgar St KINGSVILLE 3012	\$715,000	25/01/2019
3	55a Eirene St YARRAVILLE 3013	\$687,000	23/02/2019

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.

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Indicative Selling Price

\$715,000

Median House Price

Year ending December 2018: \$1,125,000



 2  1  2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



6/123-129 Anderson St YARRAVILLE 3013 (REI)

Agent Comments

 2  1  1

Price: \$740,000

Method: Sold Before Auction

Date: 13/02/2019

Rooms: -

Property Type: Townhouse (Res)



2/8 Edgar St KINGSVILLE 3012 (REI/VG)

Agent Comments

 3  2  1

Price: \$715,000

Method: Private Sale

Date: 25/01/2019

Rooms: -

Property Type: Townhouse (Single)

Land Size: 185 sqm approx



55a Eirene St YARRAVILLE 3013 (REI)

Agent Comments

 3  1  1

Price: \$687,000

Method: Private Sale

Date: 23/02/2019

Rooms: -

Property Type: Townhouse (Single)