

## 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 G05/141 Stephen Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$750,000

#### Median sale price

Median price \$1,207,500 House X Unit Suburb Yarraville

Period - From 01/10/2018 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	33c Emma St SEDDON 3011	\$750,000	01/11/2018
2	6/123-129 Anderson St YARRAVILLE 3013	\$740,000	13/02/2019
3	4/21 Goulburn St YARRAVILLE 3013	\$732,000	06/10/2018

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$730,000 - \$750,000  
**Median House Price**  
 December quarter 2018: \$1,207,500

## Comparable Properties

### 33c Emma St SEDDON 3011 (VG)

Agent Comments



**Price:** \$750,000  
**Method:** Sale  
**Date:** 01/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 82 sqm approx



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

Agent Comments



**Price:** \$740,000  
**Method:** Sold Before Auction  
**Date:** 13/02/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)



### 4/21 Goulburn St YARRAVILLE 3013 (VG)

Agent Comments



**Price:** \$732,000  
**Method:** Sale  
**Date:** 06/10/2018  
**Rooms:** -  
**Property Type:** House (Res)