

# 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

35 Stanger 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)

Single price

\$989,000

### Median sale price

Median price

\$910,000

Property Type

House

Suburb

Yarraville

Period - From

01/04/2019

to

30/06/2019

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	45 Urwin St YARRAVILLE 3013	\$1,045,000	18/09/2019
2	13b Kingston St YARRAVILLE 3013	\$975,000	21/09/2019
3	13 Mill Av YARRAVILLE 3013	\$920,000	22/08/2019

**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:

07/10/2019 12:00



4 3 1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**45 Urwin St YARRAVILLE 3013 (REI)**

Agent Comments

3 3 2

**Price:** \$1,045,000

**Method:** Private Sale

**Date:** 18/09/2019

**Property Type:** House

**13b Kingston St YARRAVILLE 3013 (REI)**

Agent Comments

3 2 -

**Price:** \$975,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Rooms:** 4

**Property Type:** House (Res)



**13 Mill Av YARRAVILLE 3013 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 22/08/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 342 sqm approx