

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

8 Stanger Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$1,037,500 House X Unit Suburb Yarraville

Period - From 01/04/2017 to 31/03/2018 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	334 Geelong Rd WEST FOOTSCRAY 3012	\$878,000	18/11/2017
2	41 Roberts St WEST FOOTSCRAY 3012	\$852,500	28/03/2018
3	17 Richards St YARRAVILLE 3013	\$835,000	02/12/2017

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
\$850,000 - \$880,000
Median House Price
Year ending March 2018: \$1,037,500

Comparable Properties

334 Geelong Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$878,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 365 sqm approx



41 Roberts St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$852,500
Method: Private Sale
Date: 28/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 429 sqm approx

17 Richards St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 464 sqm approx