

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 Angliss Street Yarraville VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$989,000

Property type

House

Suburb

Yarraville

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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 6 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

42A Sanderson Street Yarraville VIC 3013	\$1,120,000	15-Feb-20
6B Sanderson Street Yarraville VIC 3013	\$1,100,000	17-Apr-20

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 6 months.

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**42A Sanderson Street Yarraville
VIC 3013**

3 2 2

Sold Price **\$1,120,000** Sold Date **15-Feb-20**

Distance **0.08km**



**6B Sanderson Street Yarraville VIC
3013**

4 3 2

Sold Price **\$1,100,000** Sold Date **17-Apr-20**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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