

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

4/55 Stephen Street, Yarraville Vic 3013

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$770,000

Median sale price

Median price \$1,018,500

House

X

Unit

Suburb Yarraville

Period - From 01/07/2018

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	8/11d Murray St YARRAVILLE 3013	\$760,000	24/08/2019
2	2/39 Bishop St KINGSVILLE 3012	\$760,000	06/07/2019
3	G05/141 Stephen St YARRAVILLE 3013	\$760,000	13/03/2019

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.



3 2 2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



8/11d Murray St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$760,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 3

Property Type: House (Res)



2/39 Bishop St KINGSVILLE 3012 (REI)

Agent Comments

3 2 1

Price: \$760,000

Method: Auction Sale

Date: 06/07/2019

Rooms: -

Property Type: Unit



G05/141 Stephen St YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Price: \$760,000

Method: Sold Before Auction

Date: 13/03/2019

Rooms: -

Property Type: Townhouse (Res)