

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

18 Loch Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,003,000

Property Type House

Suburb Yarraville

Period - From 01/01/2020

to 31/03/2020

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	53 Walter St SEDDON 3011	\$1,095,000	30/04/2020
2	15 Kingston St YARRAVILLE 3013	\$1,074,000	29/04/2020
3	75 Chirnside St KINGSVILLE 3012	\$1,007,000	08/05/2020

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:

26/06/2020 14:30



Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



53 Walter St SEDDON 3011 (REI)

Agent Comments



Price: \$1,095,000

Method: Private Sale

Date: 30/04/2020

Property Type: House (Res)

15 Kingston St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$1,074,000

Method: Sale

Date: 29/04/2020

Property Type: House (Res)

Land Size: 385 sqm approx



75 Chirnside St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$1,007,000

Method: Private Sale

Date: 08/05/2020

Rooms: 4

Property Type: House