

# 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

2.03/46 Fehon 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)

Range between \$640,000 & \$660,000

### Median sale price

Median price \$687,000

Property Type Unit

Suburb Yarraville

Period - From 01/01/2019

to 31/12/2019

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	113/46 Fehon St YARRAVILLE 3013	\$639,000	09/12/2019
2	6/8-10 Tongue St YARRAVILLE 3013	\$636,000	21/03/2020
3	315/125 Francis St YARRAVILLE 3013	\$600,000	31/01/2020

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:

25/03/2020 10:18

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$640,000 - \$660,000

**Median Unit Price**

Year ending December 2019: \$687,000

## Comparable Properties

**113/46 Fehon St YARRAVILLE 3013 (VG)**

Agent Comments

**Price:** \$639,000**Method:** Sale**Date:** 09/12/2019**Property Type:** Flat/Unit/Apartment (Res)**6/8-10 Tongue St YARRAVILLE 3013 (REI)**

Agent Comments

**Price:** \$636,000**Method:** Auction Sale**Date:** 21/03/2020**Property Type:** Townhouse (Res)**315/125 Francis St YARRAVILLE 3013 (REI)**

Agent Comments

**Price:** \$600,000**Method:** Auction Sale**Date:** 31/01/2020**Property Type:** Apartment