

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

192 Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,027,500 Property Type House Suburb Yarraville

Period - From 01/01/2023 to 31/03/2023 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 Junction St SEDDON 3011	\$875,000	28/04/2023
2	53 Tongue St YARRAVILLE 3013	\$850,000	31/03/2023
3	10 Harriet St SEDDON 3011	\$801,000	19/12/2022

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:

13/06/2023 13:58



2
 1
 1

Rooms: 3
Property Type: House
Land Size: 244 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 March quarter 2023: \$1,027,500

Comparable Properties



8 Junction St SEDDON 3011 (REI)

Agent Comments

2
 1
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Price: \$875,000
Method: Sold Before Auction
Date: 28/04/2023
Rooms: 2
Property Type: House (Res)



53 Tongue St YARRAVILLE 3013 (REI/VG)

Agent Comments

2
 1
 1

Price: \$850,000
Method: Private Sale
Date: 31/03/2023
Property Type: House
Land Size: 286 sqm approx

10 Harriet St SEDDON 3011 (REI/VG)

Agent Comments

2
 1
 1

Price: \$801,000
Method: Private Sale
Date: 19/12/2022
Property Type: House (Res)
Land Size: 243 sqm approx