

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

45a Urwin Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$960,000

&

\$1,020,000

Median sale price

Median price \$910,000

Property Type House

Suburb Yarraville

Period - From 01/04/2019

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	45 Urwin St YARRAVILLE 3013	\$1,045,000	18/09/2019
2	13 Mill Av YARRAVILLE 3013	\$920,000	22/08/2019
3	33 Mill Av YARRAVILLE 3013	\$898,000	18/07/2019

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.~~

This Statement of Information was prepared on:

25/09/2019 13:54



Property Type:
Agent Comments

Indicative Selling Price
\$960,000 - \$1,020,000
Median House Price
June quarter 2019: \$910,000

Comparable Properties



45 Urwin St YARRAVILLE 3013 (REI)



Price: \$1,045,000
Method: Private Sale
Date: 18/09/2019
Property Type: House

Agent Comments

neighbouring townhouse with a lock up garage



13 Mill Av YARRAVILLE 3013 (REI/VG)



Price: \$920,000
Method: Private Sale
Date: 22/08/2019
Rooms: 4
Property Type: House
Land Size: 342 sqm approx

Agent Comments



33 Mill Av YARRAVILLE 3013 (REI)



Price: \$898,000
Method: Private Sale
Date: 18/07/2019
Property Type: House (Res)
Land Size: 256 sqm approx

Agent Comments