

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

2/1c Angliss Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$692,000

Property Type Unit

Suburb Yarraville

Period - From 22/02/2021

to

21/02/2022

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	3/17 Clarke St WEST FOOTSCRAY 3012	\$695,000	04/11/2021
2	14/350 Somerville Rd WEST FOOTSCRAY 3012	\$630,000	26/08/2021
3	7B Aliwal St WEST FOOTSCRAY 3012	\$620,000	07/01/2022

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:

22/02/2022 10:11



Property Type:
Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

22/02/2021 - 21/02/2022: \$692,000

Comparable Properties

3/17 Clarke St WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$695,000

Method: Sale

Date: 04/11/2021

Property Type: Flat/Unit/Apartment (Res)

14/350 Somerville Rd WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 26/08/2021

Property Type: Flat/Unit/Apartment (Res)



7B Aliwal St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 07/01/2022

Property Type: Townhouse (Single)