

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

66 Fehon 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

\$1,085,000

House

X

Unit

Suburb

Yarraville

Period - From

01/04/2018

to

31/03/2019

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	49 Tarrengower St YARRAVILLE 3013	\$1,225,000	06/04/2019
2	66 Ovens St YARRAVILLE 3013	\$925,000	26/02/2019
3	36 Fehon St YARRAVILLE 3013	\$822,000	23/03/2019

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.

66 Fehon Street, Yarraville Vic 3013



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

Year ending March 2019: \$1,085,000

Comparable Properties



49 Tarrengower St YARRAVILLE 3013 (REI/VG) Agent Comments

3 2 2

Price: \$1,225,000

Method: Auction Sale

Date: 06/04/2019

Rooms: 4

Property Type: House (Res)

Land Size: 259 sqm approx



66 Ovens St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 -

Price: \$925,000

Method: Private Sale

Date: 26/02/2019

Rooms: -

Property Type: House

Land Size: 259 sqm approx



36 Fehon St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 -

Price: \$822,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: House

Land Size: 230 sqm approx