

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 12/37 Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,027,500 House X Unit Suburb Yarraville

Period - From 01/01/2017 to 31/12/2017 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	16 Lincoln St YARRAVILLE 3013	\$1,150,000	19/09/2017
2	1/134 Charles St SEDDON 3011	\$1,080,000	21/10/2017
3	6/37 Stephen St YARRAVILLE 3013	\$985,000	14/10/2017

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.



3 2 2

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Most recent sale in Yarravillage development doesn't appear in results, so could not be included in comparable sales report below. 17 Berry Street, Yarraville - similar size and layout, south-facing rear, but own street frontage sold \$1,116,000 25 November 2017

Comparable Properties



16 Lincoln St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$1,150,000

Method: Sale

Date: 19/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 195 sqm approx



1/134 Charles St SEDDON 3011 (REI)

Agent Comments

3 2 1

Price: \$1,080,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 235 sqm approx



6/37 Stephen St YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Lacked second living area, narrower block

Price: \$985,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 6

Property Type: Townhouse (Res)