

Leigh Dardha
03 8387 0555
0401 496 270
varraville@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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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	1,100,000	&	\$1,150,000
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#### Median sale price

Median price	\$1,027,500	Hou	ise 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.

Add	dress 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.

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Indicative Selling Price \$1,100,000 - \$1,150,000 **Median House Price** Year ending December 2017: \$1,027,500

yarraville@hockingstuart.com.au





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)

Price: \$1,150,000 Method: Sale Date: 19/09/2017

Rooms: -

Property Type: House (Res) Land Size: 195 sqm approx

**₽=**3

1/134 Charles St SEDDON 3011 (REI)



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)

**=** 3





Price: \$985,000 Method: Auction Sale Date: 14/10/2017

Rooms: 6

Property Type: Townhouse (Res)

**Agent Comments** 

Agent Comments

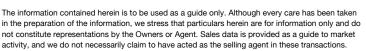
**Agent Comments** 

Lacked second living area, narrower block

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