Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	5/13 Stephen Street, Yarraville Vic 3013
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000	&	\$520,000
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Median sale price

Median price	\$748,500	Pro	perty Type	Unit		Suburb	Yarraville
Period - From	01/01/2021	to	31/03/2021		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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/146 Hyde St, Yarraville, Vic 3013, Australia	\$525,000	10/06/2021
2	23/51 Stephen St YARRAVILLE 3013	\$460,000	23/04/2021
3	22/51 Stephen St YARRAVILLE 3013	\$560,000	01/03/2021

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:	25/06/2021 11:05



Date of sale

hockingstuart

Stephen Simmonds 8387 0555 0498 990 001 ssimmonds@hockingstuart.com.au

> **Indicative Selling Price** \$500,000 - \$520,000 **Median Unit Price** March quarter 2021: \$748,500



Rooms: 3

Property Type: Flat Land Size: 71 sqm approx

Agent Comments

Two bedroom flat in a block of 12 units, first floor with balcony and carport.

Comparable Properties

3/146 Hyde St, Yarraville, Vic 3013, Australia

(REI)





Price: \$525.000 Method:

Date: 10/06/2021

Property Type: Apartment

Agent Comments

Two bedroom flat with lock-up garage. Bigger block and on a busier road.

23/51 Stephen St YARRAVILLE 3013 (VG)



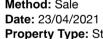


Price: \$460.000 Method: Sale

Property Type: Strata Unit/Flat

Agent Comments

Two bedroom in the same street, bigger block and internally worse condition.





22/51 Stephen St YARRAVILLE 3013 (REI)

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Price: \$560,000 Method: Private Sale Date: 01/03/2021

Property Type: Apartment

Agent Comments

Two bedroom flat on the same street, but in a bigger block. More updated kitchen and open kitchen/dining/living.

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