

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

5/13 Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$500,000

&

\$520,000

Median sale price

Median price \$748,500

Property 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	Price	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



2 1 1

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)

2 1 1

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)

2 - -

Price: \$460,000

Method: Sale

Date: 23/04/2021

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)

2 1 1

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.