

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

45 Ovens Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,033,500

Property Type House

Suburb Yarraville

Period - From 01/10/2019

to 31/12/2019

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	10 Grace St YARRAVILLE 3013	\$1,210,000	26/10/2019
2	20 Tarrengower St YARRAVILLE 3013	\$1,203,000	14/09/2019
3	33 Blackwood St YARRAVILLE 3013	\$1,122,000	23/11/2019

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.~~

This Statement of Information was prepared on:

22/01/2020 09:32



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Property Type: House (Res)

Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

December quarter 2019: \$1,033,500

Comparable Properties

10 Grace St YARRAVILLE 3013 (REI)

Agent Comments

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Price: \$1,210,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 244 sqm approx



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

3 1 -

Price: \$1,203,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 240 sqm approx



33 Blackwood St YARRAVILLE 3013 (REI)

Agent Comments

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Price: \$1,122,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)