

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 42 Kingston Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$900,000 & \$930,000

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	54 Sussex St YARRAVILLE 3013	\$935,000	01/10/2017
2	38 Kingston St YARRAVILLE 3013	\$925,000	18/12/2017
3	19a Kingston St YARRAVILLE 3013	\$907,000	18/11/2017

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.



2 1 0

Rooms:

Property Type: House

Land Size: 194 sqm approx

Agent Comments

Comparable Properties



54 Sussex St YARRAVILLE 3013 (REI/VG)

3 1 -

Price: \$935,000

Method: Sold Before Auction

Date: 01/10/2017

Rooms: 5

Property Type: House

Land Size: 301 sqm approx

Agent Comments

Larger land and village location, but backs onto trainline.



38 Kingston St YARRAVILLE 3013 (REI)

3 1 1

Price: \$925,000

Method: Private Sale

Date: 18/12/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Two doors up. Similar land size (194m2). Three bedrooms, but less living space. Less of a period facade.



19a Kingston St YARRAVILLE 3013 (REI)

2 1 -

Price: \$907,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Similar land size (195m2) also two bedrooms, but 1996 built reproduction terrace home, not genuine period home. South facing rear.