

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

13/123-129 Anderson Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$950,000 & \$1,025,000

Median sale price

Median price \$973,000 Property Type House Suburb Yarraville

Period - From 01/07/2019 to 30/09/2019 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	202/96 Pilgrim St SEDDON 3011	\$1,010,000	30/08/2019
2	5/19 Schild St YARRAVILLE 3013	\$981,000	13/10/2019
3	38a Goulburn St YARRAVILLE 3013	\$971,000	19/09/2019

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:

14/01/2020 15:53



2 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,025,000

Median House Price

September quarter 2019: \$973,000

Comparable Properties



202/96 Pilgrim St SEDDON 3011 (VG)

Agent Comments

2 - -

Price: \$1,010,000

Method: Sale

Date: 30/08/2019

Property Type: Strata Unit/Flat



5/19 Schild St YARRAVILLE 3013 (REI)

Agent Comments

3 2 1

Price: \$981,000

Method: Auction Sale

Date: 13/10/2019

Property Type: Townhouse (Res)

Land Size: 132 sqm approx



38a Goulburn St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 2 -

Price: \$971,000

Method: Sold Before Auction

Date: 19/09/2019

Property Type: House (Res)

Land Size: 128 sqm approx