

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

2 Jepson Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$980,000

&

\$1,020,000

Median sale price

Median price \$982,000

Property Type House

Suburb Yarraville

Period - From 01/01/2019

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	72 Drew St YARRAVILLE 3013	\$1,088,000	30/11/2019
2	52 Bena St YARRAVILLE 3013	\$1,000,000	20/12/2019
3	47 Adeney St YARRAVILLE 3013	\$950,000	02/12/2019

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:

31/01/2020 11:58



3 1

Property Type: House
Land Size: 624 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,020,000
Median House Price
Year ending December 2019: \$982,000

Comparable Properties

72 Drew St YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Price: \$1,088,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)



52 Bena St YARRAVILLE 3013 (REI)

Agent Comments

4 2 3

Price: \$1,000,000
Method: Private Sale
Date: 20/12/2019
Property Type: House
Land Size: 462 sqm approx



47 Adeney St YARRAVILLE 3013 (REI)

Agent Comments

3 1 4

Price: \$950,000
Method: Sold Before Auction
Date: 02/12/2019
Rooms: 4
Property Type: House
Land Size: 500 sqm approx