

34 Stooke Street, Yarraville Vic 3013



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Rooms:
Property Type: House
Land Size: 464
Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending March 2017: \$935,500

Comparable Properties



363 Geelong Rd KINGSVILLE 3012 (REI)

Agent Comments

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Price: \$860,000

Method: Sold Before Auction

Date: 21/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 555.10 sqm



18 Tenterden St YARRAVILLE 3013 (REI)

Agent Comments

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Price: \$845,000

Method: Auction Sale

Date: 26/11/2016

Rooms: 5

Property Type: House (Res)

Land Size: 494 sqm

19 Wilkins St YARRAVILLE 3013 (REI)

Agent Comments

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Price: \$900,000

Method: Private Sale

Date: 18/11/2016

Rooms: 5

Property Type: House (Res)

Land Size: 451.30 sqm

Account - Barry Plant | P: 03 8326 8888

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

34 Stooke Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$935,500

House X

Suburb Yarraville

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
363 Geelong Rd KINGSVILLE 3012	\$860,000	21/04/2017
18 Tenterden St YARRAVILLE 3013	\$845,000	26/11/2016
19 Wilkins St YARRAVILLE 3013	\$900,000	18/11/2016