

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

8/88 Stephen Street Yarraville VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

House

Suburb

Yarraville

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 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

9/2A Simpson Street Yarraville VIC 3013	\$810,000	11-Aug-21
G02/83 Gamon Street Yarraville VIC 3013	\$752,500	21-Jul-21
G03/46 Fehon Street Yarraville VIC 3013	\$770,000	22-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 15 September 2021

**9/2A Simpson Street Yarraville VIC 3013**

Sold Price

RS

\$810,000

Sold Date

11-Aug-21 2  1  2

Distance

0.2km**G02/83 Gamon Street Yarraville VIC 3013**

Sold Price

RS

\$752,500

Sold Date

21-Jul-21 2  2  1

Distance

-

**G03/46 Fehon Street Yarraville VIC 3013**

Sold Price

RS

\$770,000

Sold Date

22-Apr-21 2  2  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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