

# 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

1/2A Simpson Street Yarraville VIC 3013

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/4 Chapman Street Seddon VIC 3011	\$801,500	15-Jun-19
4/2 Severn Street Yarraville VIC 3013	\$785,000	05-Apr-19
36 Emma Street Seddon VIC 3011	\$770,000	13-Apr-19

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: 13 September 2019

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**1/4 Chapman Street Seddon VIC 3011**

2 2 1

Sold Price **\$801,500** Sold Date **15-Jun-19**

Distance **1.02km**



**4/2 Severn Street Yarraville VIC 3013**

2 1 1

Sold Price **\$785,000** Sold Date **05-Apr-19**

Distance **1.33km**



**36 Emma Street Seddon VIC 3011**

3 1 1

Sold Price **\$770,000** Sold Date **13-Apr-19**

Distance **1.47km**

RS = Recent sale      UN = Undisclosed Sale

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