

## 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

16/37 STEPHEN 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

\$1,150,000

&

\$1,225,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Yarraville

Period-from

01 May 2023

to

30 Apr 2024

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

8 CLARENDON STREET YARRAVILLE VIC 3013	\$1,252,500	16-Dec-23
26 GRACE STREET YARRAVILLE VIC 3013	\$1,165,000	05-Mar-24
10 SALISBURY STREET YARRAVILLE VIC 3013	\$1,391,000	02-Mar-24

**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: 07 May 2024



## 8 CLARENDON STREET YARRAVILLE VIC 3013

3 2 2

Sold Price **\$1,252,500** Sold Date **16-Dec-23**

Distance **1.08km**



## 26 GRACE STREET YARRAVILLE VIC 3013

3 2 1

Sold Price **\$1,165,000** Sold Date **05-Mar-24**

Distance **1.04km**



## 10 SALISBURY STREET YARRAVILLE VIC 3013

3 2 2

Sold Price **\$1,391,000** Sold Date **02-Mar-24**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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