

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

30 Simpson Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,700,000 & \$1,750,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Yarraville

Period - From 01/07/2022 to 30/06/2023 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	291 Nicholson St SEDDON 3011	\$1,761,000	04/04/2023
2	37 Bunbury St FOOTSCRAY 3011	\$1,745,000	27/05/2023
3	99 Powell St YARRAVILLE 3013	\$1,735,000	13/05/2023

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:

14/08/2023 17:22



Property Type: House (Res)

Land Size: 463 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,750,000

Median House Price

Year ending June 2023: \$1,120,000

Comparable Properties



291 Nicholson St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$1,761,000

Method: Private Sale

Date: 04/04/2023

Rooms: 2

Property Type: House (Res)

Land Size: 400 sqm approx

37 Bunbury St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,745,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 539 sqm approx



99 Powell St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,735,000

Method: Private Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 445 sqm approx