

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 58a Severn Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,097,500 Property Type House Suburb Yarraville

Period - From 01/07/2023 to 30/09/2023 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	73a The Avenue SPOTSWOOD 3015	\$1,460,000	13/10/2023
2	38 Ballard St YARRAVILLE 3013	\$1,300,000	22/10/2023
3	10a Tenterden St YARRAVILLE 3013	\$1,270,000	30/09/2023

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: 08/12/2023 11:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
September quarter 2023: \$1,097,500

Comparable Properties



73a The Avenue SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,460,000
Method: Private Sale
Date: 13/10/2023
Property Type: Townhouse (Res)
Land Size: 349 sqm approx



38 Ballard St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 22/10/2023
Rooms: 5
Property Type: House (Res)
Land Size: 226 sqm approx



10a Tenterden St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 30/09/2023
Property Type: Townhouse (Res)

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