

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 Little Smith 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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
36 Emma Street Seddon VIC 3011	\$770,000	13-Apr-19
3/292 Nicholson Street Seddon VIC 3011	\$751,000	23-Feb-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: 16 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

0.26km



36 Emma Street Seddon VIC 3011

3 1 1

Sold Price

\$770,000

Sold Date

13-Apr-19

Distance

0.78km



3/292 Nicholson Street Seddon VIC 3011

2 1 2

Sold Price

\$751,000

Sold Date

23-Feb-19

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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