

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	30-32 Goulburn Street, Yarraville Vic 3013
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,101,000	House	X	Unit		Suburb	Yarraville
Period - From	01/04/2017	to	30/06/2017	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	24 Goulburn St YARRAVILLE 3013	\$1,225,000	03/06/2017
2	32 Tennyson St SEDDON 3011	\$1,157,000	26/08/2017
3	13 Sussex St YARRAVILLE 3013	\$1,102,000	24/06/2017

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.



2 1 2

Rooms: 2
Property Type: House (Previously Occupied - Detached)
Land Size: 271 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2017: \$1,101,000

Comparable Properties



24 Goulburn St YARRAVILLE 3013 (REI/VG) Agent Comments

3 1 -

Price: \$1,225,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 201 sqm approx



32 Tennyson St SEDDON 3011 (REI) Agent Comments

2 1 -

Price: \$1,157,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: House (Res)



13 Sussex St YARRAVILLE 3013 (REI) Agent Comments

3 1 -

Price: \$1,102,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 269 sqm approx