

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 6/7 Jepson Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$645,000 House Unit X Suburb Yarraville

Period - From 01/04/2017 to 31/03/2018 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	9/21 Hampton Pde WEST FOOTSCRAY 3012	\$260,000	23/02/2018
2	16/57 Kingsville St KINGSVILLE 3012	\$247,000	24/03/2018
3	8/22 Bishop St KINGSVILLE 3012	\$241,000	10/02/2018

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.



1 1 1

Rooms: 2
Property Type: Apartment
Land Size: 41.85 sqm approx

Agent Comments

Updated 1 bedroom apartment in a boutique block

Indicative Selling Price

\$249,000

Median Unit Price

Year ending March 2018: \$645,000

Comparable Properties



9/21 Hampton Pde WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

Updated 1 bedroom apartment

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Price: \$260,000
Method: Sold Before Auction
Date: 23/02/2018
Rooms: 2
Property Type: Apartment



16/57 Kingsville St KINGSVILLE 3012 (REI)

Agent Comments

Updated 1 bedroom apartment

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Price: \$247,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Apartment

8/22 Bishop St KINGSVILLE 3012 (REI/VG)

Agent Comments

Unrenovated 1 bedroom apartment

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Price: \$241,000
Method: Auction Sale
Date: 10/02/2018
Rooms: 2
Property Type: Apartment