

# 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

1/29D Newcastle Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,050,000

Property Type House

Suburb Yarraville

Period - From 01/10/2019

to 30/09/2020

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	61b Tarrengower St YARRAVILLE 3013	\$1,320,000	02/05/2020
2	39a Reed St SPOTSWOOD 3015	\$1,246,000	14/06/2020
3	2b Norfolk St YARRAVILLE 3013	\$1,227,500	28/06/2020

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:

19/10/2020 13:41

1/29D Newcastle Street, Yarraville Vic 3013



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending September 2020: \$1,050,000

## Comparable Properties

**61b Tarrengower St YARRAVILLE 3013 (VG)**

Agent Comments



**Price:** \$1,320,000  
**Method:** Sale  
**Date:** 02/05/2020  
**Property Type:** House (Res)  
**Land Size:** 260 sqm approx



**39a Reed St SPOTSWOOD 3015 (VG)**

Agent Comments



**Price:** \$1,246,000  
**Method:** Sale  
**Date:** 14/06/2020  
**Property Type:** House (Res)  
**Land Size:** 280 sqm approx

**2b Norfolk St YARRAVILLE 3013 (REI/VG)**

Agent Comments



**Price:** \$1,227,500  
**Method:** Private Sale  
**Date:** 28/06/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 161 sqm approx

**Account** - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.