

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

46 Fehon Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$790,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/04/2021

to

30/06/2021

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	3/46 Fehon St, Yarraville, Vic 3013, Australia	\$770,000	22/04/2021
2	210/46 Fehon St, Yarraville, Vic 3013, Australia	\$722,000	23/03/2021
3	12/46 Fehon St, Yarraville, Vic 3013, Australia	\$780,000	05/03/2021

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:

14/08/2021 11:21

46 Fehon Street, Yarraville Vic 3013

mark mayfield

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mark@mayfieldrealestate.com.au

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

June quarter 2021: \$790,000



 2  2  1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties

3/46 Fehon St, Yarraville, Vic 3013, Australia
(REI)

Agent Comments

 2  2  1

Price: \$770,000

Method:

Date: 22/04/2021

Property Type: Apartment

210/46 Fehon St, Yarraville, Vic 3013, Australia
(REI)

Agent Comments

 2  2  1

Price: \$722,000

Method:

Date: 23/03/2021

Property Type: Apartment

12/46 Fehon St, Yarraville, Vic 3013, Australia
(REI)

Agent Comments

 2  2  1

Price: \$780,000

Method:

Date: 05/03/2021

Property Type: Apartment

Account - Mayfield RE | P: 03 5272 1288 | F: 03 5272 1699



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