

# 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

23/51 Stephen 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 \$450,000 & \$480,000

### Median sale price

Median price \$657,500 Property Type Unit Suburb Yarraville

Period - From 29/03/2020 to 28/03/2021 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	16/146 Hyde St YARRAVILLE 3013	\$518,000	18/03/2021
2	2/49 Hyde St FOOTSCRAY 3011	\$470,000	26/02/2021
3	5/86 Pentland Pde YARRAVILLE 3013	\$445,000	13/03/2021

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: 29/03/2021 13:44



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$450,000 - \$480,000  
**Median Unit Price**  
29/03/2020 - 28/03/2021: \$657,500

## Comparable Properties



**16/146 Hyde St YARRAVILLE 3013 (REI)**

Agent Comments



**Price:** \$518,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2021  
**Property Type:** Flat



**2/49 Hyde St FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 26/02/2021  
**Property Type:** Unit



**5/86 Pentland Pde YARRAVILLE 3013 (REI)**

Agent Comments



**Price:** \$445,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Property Type:** Apartment