

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

54 Ovens Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$770,000

&

\$840,000

Median sale price

Median price

\$1,101,000

Property Type

House

Suburb

Yarraville

Period - From

25/05/2020

to

24/05/2021

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 Bilston St SEDDON 3011	\$830,000	01/05/2021
2	40 Wilson St YARRAVILLE 3013	\$820,500	09/04/2021
3	2 Arran St SEDDON 3011	\$792,500	08/05/2021

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:

25/05/2021 09:11



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$770,000 - \$840,000

Median House Price

25/05/2020 - 24/05/2021: \$1,101,000

Comparable Properties



3 Bilston St SEDDON 3011 (REI)

Agent Comments

2 1 -

Price: \$830,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)



40 Wilson St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$820,500

Method: Sale

Date: 09/04/2021

Property Type: House - Attached House N.E.C.

Land Size: 142 sqm approx



2 Arran St SEDDON 3011 (REI)

Agent Comments

2 1 -

Price: \$792,500

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)