

# 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 9 Benbow Street, Yarraville 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price or range between \$\*780,000 & \$\*\$820,000

### Median sale price

Median price \$1,030,000 Property type HOUSE Suburb YARRAVILLE

Period - From 1 OCT 2019 to 31 DEC 2019 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. 228 Francis Street Yarraville	\$827,000	16 SEP 2019
2. 12 Bromyard Street Yarraville	\$917,000	9 SEP 2019
3. 12 Drew Street Yarraville	\$915,000	10 Sep 2019

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: 24 January 2020