

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

83 Ballard Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,120,000

Property Type

House

Suburb

Yarraville

Period - From

01/07/2022

to

30/06/2023

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	39 Adeney St YARRAVILLE 3013	\$1,225,000	12/08/2023
2	46 Drew St YARRAVILLE 3013	\$1,100,000	25/07/2023
3	37 Drew St YARRAVILLE 3013	\$1,100,000	01/08/2023

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:

26/08/2023 12:07



3 2 3

Property Type: House

Land Size: 447 sqm approx

Agent Comments

Comparable Properties



39 Adeney St YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Price: \$1,225,000

Method: Private Sale

Date: 12/08/2023

Rooms: 4

Property Type: House (Res)

Land Size: 445 sqm approx



46 Drew St YARRAVILLE 3013 (REI)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Private Sale

Date: 25/07/2023

Property Type: House (Res)

Land Size: 442 sqm approx



37 Drew St YARRAVILLE 3013 (REI)

Agent Comments

3 1 2

Price: \$1,100,000

Method: Private Sale

Date: 01/08/2023

Rooms: 4

Property Type: House (Res)