

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

14 Hawkhurst Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$900,000

&

\$965,000

Median sale price

Median price \$989,000

Property Type House

Suburb Yarraville

Period - From 01/04/2019

to

31/03/2020

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	44 Sanderson St, Yarraville, Vic 3013, Australia	\$965,000	20/06/2020
2	8 Adeney St YARRAVILLE 3013	\$952,500	15/02/2020
3	288 Francis St YARRAVILLE 3013	\$915,000	27/06/2020

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:

07/07/2020 08:46



Property Type:

Agent Comments

Indicative Selling Price

\$900,000 - \$965,000

Median House Price

Year ending March 2020: \$989,000

Comparable Properties

44 Sanderson St, Yarraville, Vic 3013,
Australia (REI)

Agent Comments



Price: \$965,000

Method:

Date: 20/06/2020

Property Type: House

8 Adeney St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$952,500

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 451 sqm approx

288 Francis St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$915,000

Method: Auction Sale

Date: 27/06/2020

Property Type: House (Res)