

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

72 O'Farrell Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$1,039,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Yarraville

Period - From

01/04/2021

to

31/03/2022

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	70 O'Farrell St YARRAVILLE 3013	\$1,180,000	14/05/2022
2	8 Browning St SEDDON 3011	\$1,155,000	16/06/2022
3	9 Hood St YARRAVILLE 3013	\$950,000	28/05/2022

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:

25/06/2022 15:33

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Indicative Selling Price

\$1,039,000

Median House Price

Year ending March 2022: \$1,300,000



Property Type: House (Previously Occupied - Detached)

Land Size: 227 sqm approx

Agent Comments

Comparable Properties



70 O'Farrell St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)



8 Browning St SEDDON 3011 (REI)

Agent Comments



Price: \$1,155,000

Method: Sold Before Auction

Date: 16/06/2022

Property Type: House (Res)



9 Hood St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 250 sqm approx