

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 98 Wembley Avenue, Yarraville, VIC 3013

Indicative selling price

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

Price Range

\$850,000

&

\$880,000

Median sale price

Median price

\$635,000

Property Type

Townhouse

Suburb

Yarraville (3013)

Period - From

01/02/2023

to

31/01/2024

Source

Corelogic

Comparable property sales

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
2/75 VERNON STREET, SOUTH KINGSVILLE VIC 3015	\$880,000	24/11/2023
3/138 ROBERTS STREET, YARRAVILLE VIC 3013	\$860,000	18/11/2023
2/24 ARARAT STREET, ALTONA NORTH VIC 3025	\$850,000	11/12/2023

This Statement of Information was prepared on: 05/02/2024