

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

5/86 Pentland Parade Yarraville VIC 3013

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

8/86 Pentland Parade Yarraville VIC 3013	-	06-Dec-20
2/75 Kingsville Street Kingsville VIC 3012	\$420,000	06-Nov-20
10/3 Lewis Street Kingsville VIC 3012	\$375,000	19-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 27 January 2021



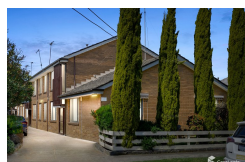
8/86 Pentland Parade Yarraville VIC 3013

RS - UN

Sold Date **06-Dec-20**

2 1 1

Distance -



2/75 Kingsville Street Kingsville VIC 3012

RS **\$420,000**

Sold Date **06-Nov-20**

2 1 1

Distance **1.17km**



10/3 Lewis Street Kingsville VIC 3012

Sold Price

\$375,000

Sold Date **19-Oct-20**

2 1 1

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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