

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

2a Banool Avenue, Yarraville Vic 3013

Indicative selling price

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

Single price

\$679,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/10/2018

to

30/09/2019

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	24/40 Murray St YARRAVILLE 3013	\$685,000	24/08/2019
2	1/240 Hyde St YARRAVILLE 3013	\$657,500	31/08/2019
3	5/163-169 Somerville Rd YARRAVILLE 3013	\$625,000	05/08/2019

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:

03/12/2019 09:56



2 2 1

Rooms: 4

Property Type: Townhouse

Land Size: 90 sqm approx

Agent Comments

Brand new semi-detached residence. Two bedroom, two bathroom and off-street parking walking distance to the Village.

Comparable Properties



24/40 Murray St YARRAVILLE 3013 (REI/VG)

2 1 1

Price: \$685,000

Method: Auction Sale

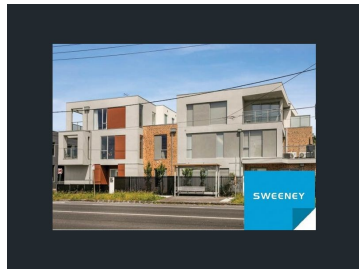
Date: 24/08/2019

Property Type: Apartment

Land Size: 93 sqm approx

Agent Comments

Two bedroom apartment. Better location closer to the Village. In a body corporate.



1/240 Hyde St YARRAVILLE 3013 (VG)

3 - -

Price: \$657,500

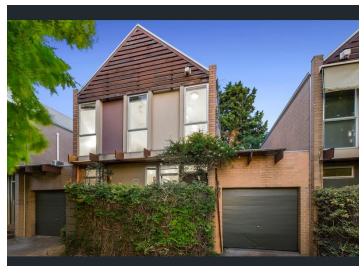
Method: Sale

Date: 31/08/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Two bedroom townhouse. Similar location, is on three levels with a garage but also subject to a body corporate.



5/163-169 Somerville Rd YARRAVILLE 3013 (VG)

2 - -

Price: \$625,000

Method: Sale

Date: 05/08/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Two bedroom townhouse, similar location. In a complex and sold in a worse market.