## 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	20 Kingston Street, Yarraville Vic 3013
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$820,000 & \$870,000	Range between	\$820,000	&	\$870,000
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### Median sale price

Median price	\$973,000	Pro	perty Type	House		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

Add	dress of comparable property	Price	Date of sale
1	14 Windsor St FOOTSCRAY 3011	\$835,000	25/07/2019
2	74 Anderson St YARRAVILLE 3013	\$805,000	26/10/2019
3	175 Buckley St SEDDON 3011	\$805,000	17/07/2019

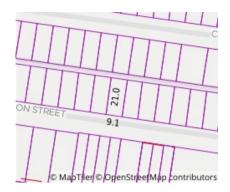
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/11/2019 11:25









Property Type: House (Res) Land Size: 194 sqm approx

Agent Comments

**Indicative Selling Price** \$820,000 - \$870,000 **Median House Price** Year ending September 2019: \$973,000

# Comparable Properties



14 Windsor St FOOTSCRAY 3011 (VG)





Price: \$835.000 Method: Sale Date: 25/07/2019

Property Type: House (Res) Land Size: 173 sqm approx

**Agent Comments** 

**Agent Comments** 



74 Anderson St YARRAVILLE 3013 (REI)

**--** 2





Price: \$805,000 Method: Auction Sale Date: 26/10/2019

Property Type: House (Res)

175 Buckley St SEDDON 3011 (REI/VG)





Price: \$805,000 **Method:** Private Sale Date: 17/07/2019 Rooms: 4

Property Type: House (Res) Land Size: 234 sqm approx

**Agent Comments** 

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