

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

2/123 Anderson Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$950,000

&

\$990,000

Median sale price

Median price

\$890,000

Property Type

Townhouse

Suburb

Yarraville

Period - From

19/01/2021

to

18/01/2022

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	1/11 Buninyong St YARRAVILLE 3013	\$1,022,000	14/08/2021
2	1 Little Smith St YARRAVILLE 3013	\$1,020,000	07/08/2021
3	1/157 Charles St SEDDON 3011	\$950,000	29/12/2021

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:

19/01/2022 15:52



2 1 1

Rooms: 3
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median Townhouse Price
19/01/2021 - 18/01/2022: \$890,000

Comparable Properties

1/11 Buninyong St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$1,022,000
Method: Sale
Date: 14/08/2021
Property Type: Strata Unit/Flat



1 Little Smith St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 2 1

Price: \$1,020,000
Method: Sold Before Auction
Date: 07/08/2021
Property Type: Townhouse (Res)
Land Size: 94 sqm approx



1/157 Charles St SEDDON 3011 (REI)

Agent Comments

3 1 2

Price: \$950,000
Method: Private Sale
Date: 29/12/2021
Property Type: House