

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

11 Freame Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,320,000

&

\$1,380,000

Median sale price

Median price \$1,133,750

Property Type House

Suburb Yarraville

Period - From 03/05/2022

to

02/05/2023

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	16 Austin Cr YARRAVILLE 3013	\$1,405,000	11/02/2023
2	17 Sanderson St YARRAVILLE 3013	\$1,365,000	12/02/2023
3	69 Gent St YARRAVILLE 3013	\$1,300,000	10/11/2022

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:

03/05/2023 12:25



Property Type: house

Land Size: 450sqm sqm approx

Agent Comments

Comparable Properties

16 Austin Cr YARRAVILLE 3013 (VG)

Agent Comments



Price: \$1,405,000

Method: Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 491 sqm approx



17 Sanderson St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$1,365,000

Method: Private Sale

Date: 12/02/2023

Rooms: 3

Property Type: House (Res)

Land Size: 534 sqm approx



69 Gent St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 10/11/2022

Property Type: House (Res)

Land Size: 450 sqm approx