

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

60 Benbow Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,128,750

Property Type House

Suburb Yarraville

Period - From 26/06/2022

to

25/06/2023

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	48 Benbow St YARRAVILLE 3013	\$1,132,500	14/02/2023
2	27 St Leonards Av YARRAVILLE 3013	\$1,002,000	01/04/2023
3	53 Benbow St YARRAVILLE 3013	\$920,000	25/02/2023

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:

26/06/2023 12:05



2
 1
 1

Property Type:

Land Size: 517 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

26/06/2022 - 25/06/2023: \$1,128,750

Comparable Properties

48 Benbow St YARRAVILLE 3013 (VG)

Agent Comments

4
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Price: \$1,132,500

Method: Sale

Date: 14/02/2023

Property Type: House (Res)

Land Size: 520 sqm approx

27 St Leonards Av YARRAVILLE 3013 (REI/VG)

Agent Comments

3
 1
 3

Price: \$1,002,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 518 sqm approx

53 Benbow St YARRAVILLE 3013 (VG)

Agent Comments

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Price: \$920,000

Method: Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 446 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099