



2
 1
 2

Rooms:
Property Type: House
Land Size: 269 sqm approx
Agent Comments

Indicative Selling Price

\$690,000 - \$759,000

Median House Price

March quarter 2017: \$1,001,000

The estate agents or agent's representative reasonably believes that fewer than 3 comparable sales were sold within 2 kilometers of this property for sale on the past 6 months.

Comparable Properties



76 Kidman St YARRAVILLE 3013 (REI/VG)

Agent Comments

3
 1
 2

Price: \$745,000
Method: Private Sale
Date: 30/07/2016
Rooms: 6
Property Type: House
Land Size: 468 sqm approx



378 Francis St YARRAVILLE 3013 (REI/VG)

Agent Comments

3
 1
 2

Price: \$719,000
Method: Auction Sale
Date: 24/09/2016
Rooms: 4
Property Type: House (Res)
Land Size: 446 sqm approx



13 Richards St YARRAVILLE 3013 (VG)

Agent Comments

3
 -
 -

Price: \$697,500
Method: Sale
Date: 29/10/2016
Rooms: -
Property Type: House (Res)
Land Size: 464 sqm approx

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 Adeney Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$690,000

&

\$759,000

Median sale price

Median price

\$1,001,000

House

X

Suburb

Yarraville

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
76 Kidman St YARRAVILLE 3013	\$745,000	30/07/2016
378 Francis St YARRAVILLE 3013	\$719,000	24/09/2016
13 Richards St YARRAVILLE 3013	\$697,500	29/10/2016