

## 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

4 LOVE STREET YARRAVILLE VIC 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,142,500

Property type

House

Suburb

Yarraville

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 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

|   |             |           |
|---|-------------|-----------|
| 56 EIRENE STREET YARRAVILLE VIC 3013    | \$1,470,000 | 13-Sep-24 |
| 43 DREW STREET YARRAVILLE VIC 3013      | \$1,242,000 | 09-Nov-24 |
| 20 BUNINYONG STREET YARRAVILLE VIC 3013 | \$1,234,000 | 26-Jun-24 |

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 6 months.~~

This Statement of Information was prepared on: 26 December 2024

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**56 EIRENE STREET YARRAVILLE  
VIC 3013**3  1  2 Sold Price **\$1,470,000** Sold Date **13-Sep-24**Distance **0.21km****43 DREW STREET YARRAVILLE  
VIC 3013**3  1  2 Sold Price <sup>RS</sup> **\$1,242,000** Sold Date **09-Nov-24**Distance **0.81km****20 BUNINYONG STREET  
YARRAVILLE VIC 3013**3  1  2 Sold Price **\$1,234,000** Sold Date **26-Jun-24**Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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