

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

76 Benbow Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,450,000

&

\$1,520,000

Median sale price

Median price \$1,245,500

Property Type House

Suburb Yarraville

Period - From 01/07/2022

to

30/09/2022

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	4 Sanderson St YARRAVILLE 3013	\$1,550,000	12/05/2022
2	9 Corris St YARRAVILLE 3013	\$1,525,000	03/06/2022
3	26 Adaleigh St YARRAVILLE 3013	\$1,420,000	08/07/2022

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:

31/10/2022 10:06



3 2 3

Property Type: House (Res)

Land Size: 524 sqm approx

Agent Comments

Comparable Properties



4 Sanderson St YARRAVILLE 3013 (REI/VG)

Agent Comments

4 1 3

Price: \$1,550,000

Method: Private Sale

Date: 12/05/2022

Rooms: 4

Property Type: House (Res)

Land Size: 460 sqm approx



9 Corris St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 2 1

Price: \$1,525,000

Method: Private Sale

Date: 03/06/2022

Rooms: 3

Property Type: House (Res)

Land Size: 398 sqm approx



26 Adaleigh St YARRAVILLE 3013 (VG)

Agent Comments

4 - -

Price: \$1,420,000

Method: Sale

Date: 08/07/2022

Property Type: House (Res)

Land Size: 501 sqm approx