

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

68 Bena Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Yarraville

Period - From 01/01/2022

to

31/03/2022

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	19 Hawkhurst St YARRAVILLE 3013	\$1,205,000	26/02/2022
2	122 Severn St YARRAVILLE 3013	\$1,140,000	05/12/2021
3	16 Cranbrook St YARRAVILLE 3013	\$1,125,000	26/11/2021

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:

19/04/2022 09:54



4 2 1

Property Type: House

Land Size: 462 approx sqm
approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

March quarter 2022: \$1,360,000

Comparable Properties



19 Hawkhurst St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$1,205,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)



122 Severn St YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$1,140,000

Method: Sale

Date: 05/12/2021

Property Type: House (Res)

Land Size: 401 sqm approx

16 Cranbrook St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 2

Price: \$1,125,000

Method: Private Sale

Date: 26/11/2021

Rooms: 3

Property Type: House (Res)

Land Size: 480 sqm approx