Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	68 Bena Street, Yarraville Vic 3013
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,150,000
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Median sale price

Median price	\$1,360,000	Pro	perty 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

Auc	are so or comparable property	1 1100	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



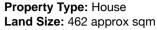
Date of sale



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Indicative Selling Price \$1,100,000 - \$1,150,000 Median House Price March quarter 2022: \$1,360,000





approx

Agent Comments



Comparable Properties



19 Hawkhurst St YARRAVILLE 3013 (REI)

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Price: \$1,205,000 **Method:** Auction Sale **Date:** 26/02/2022

Property Type: House (Res)

Agent Comments



122 Severn St YARRAVILLE 3013 (VG)

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Price: \$1,140,000 Method: Sale Date: 05/12/2021

Property Type: House (Res) Land Size: 401 sqm approx

Agent Comments

16 Cranbrook St YARRAVILLE 3013 (REI/VG)

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Price: \$1,125,000 Method: Private Sale Date: 26/11/2021 Rooms: 3

Property Type: House (Res) Land Size: 480 sqm approx **Agent Comments**

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