

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

14/11 Berry Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Yarraville

Period - From 01/10/2019

to

30/09/2020

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	10 Eastwood St SEDDON 3011	\$1,270,000	24/11/2020
2	1/29d Newcastle St YARRAVILLE 3013	\$1,080,000	12/11/2020
3	2/29d Newcastle St YARRAVILLE 3013	\$1,080,000	06/08/2020

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:

07/01/2021 17:44



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



10 Eastwood St SEDDON 3011 (REI/VG)

4 2 2

Price: \$1,270,000

Method: Private Sale

Date: 24/11/2020

Rooms: 5

Property Type: House (Res)

Land Size: 230 sqm approx

Agent Comments

Brand new, street facing, no owners corporation, one more bedroom and third storey



1/29d Newcastle St YARRAVILLE 3013 (REI/VG)

3 3 1

Price: \$1,080,000

Method: Sold Before Auction

Date: 12/11/2020

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Brand new, street facing



2/29d Newcastle St YARRAVILLE 3013 (REI/VG)

3 3 1

Price: \$1,080,000

Method: Private Sale

Date: 06/08/2020

Property Type: Townhouse (Single)

Land Size: 157 sqm approx

Agent Comments

Brand new, street facing