Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4/11 Berry Street, Yarraville Vic 3013
4/ ⁻

Indicative selling price

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

Range between \$1,000,000	&	\$1,050,000
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Median sale price

Median price	\$1,050,000	Pro	perty 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

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



Date of sale

hockingstuart

Adam Welling 8387 0507 0434 838 830 awelling@hockingstuart.com.au

Indicative Selling Price \$1,000,000 - \$1,050,000 **Median House Price** Year ending September 2020: \$1,050,000





Agent Comments

Comparable Properties



10 Eastwood St SEDDON 3011 (REI/VG)





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)







Price: \$1,080,000

Method: Sold Before Auction

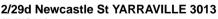
Date: 12/11/2020

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Brand new, street facing











Price: \$1,080,000 Method: Private Sale Date: 06/08/2020

Property Type: Townhouse (Single)

Agent Comments

Brand new, street facing



Land Size: 157 sqm approx

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