

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

26 Adaleigh Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,033,500

Property Type House

Suburb Yarraville

Period - From 01/07/2019

to 30/06/2020

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	2 Charlotte St YARRAVILLE 3013	\$1,167,100	24/07/2020
2	2 Jepson St YARRAVILLE 3013	\$1,106,000	29/02/2020
3			

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:

11/08/2020 13:29



Property Type: House (Previously Occupied - Detached)

Land Size: 501 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending June 2020: \$1,033,500

Comparable Properties

2 Charlotte St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,167,100

Method: Private Sale

Date: 24/07/2020

Rooms: 5

Property Type: House (Res)

Land Size: 565 sqm approx

2 Jepson St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,106,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

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.