Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2a Lincoln Street, Yarraville Vic 3013

Indicative selling price

or the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$919,000							
Median sale price								
Median price	\$1,090,000	Property Type House			Suburb Yarraville			
Period - From	01/10/2023	to	31/12/2023	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.

Ado	dress of comparable property	Price	Date of sale
1	53 Tarrengower St YARRAVILLE 3013	\$950,000	21/02/2024
2	92 Simpson St YARRAVILLE 3013	\$949,900	29/02/2024
3	21 Corris St YARRAVILLE 3013	\$915,000	16/12/2023

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.

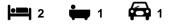
This Statement of Information was prepared on:

15/03/2024 20:31









Property Type: House (Res) Agent Comments Indicative Selling Price \$919,000 Median House Price December quarter 2023: \$1,090,000

Comparable Properties



53 Tarrengower St YARRAVILLE 3013 (REI)



Price: \$950,000 Method: Sold Before Auction Date: 21/02/2024 Property Type: House (Res) Agent Comments

Agent Comments



92 Simpson St YARRAVILLE 3013 (REI)



Price: \$949,900 Method: Private Sale Date: 29/02/2024 Property Type: House (Res)



21 Corris St YARRAVILLE 3013 (REI/VG)



Agent Comments

Price: \$915,000 Method: Sold Before Auction Date: 16/12/2023 Property Type: House Land Size: 216 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099





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