

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

2a Lincoln Street, Yarraville Vic 3013

Indicative selling price

For 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.

	Address 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



2 1 1

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)

Agent Comments

2 1 -

Price: \$950,000

Method: Sold Before Auction

Date: 21/02/2024

Property Type: House (Res)



92 Simpson St YARRAVILLE 3013 (REI)

Agent Comments

2 1 -

Price: \$949,900

Method: Private Sale

Date: 29/02/2024

Property Type: House (Res)



21 Corris St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 1

Price: \$915,000

Method: Sold Before Auction

Date: 16/12/2023

Property Type: House

Land Size: 216 sqm approx

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