

# 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

3b Lennox Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$865,500

Property Type Townhouse

Suburb Yarraville

Period - From 26/08/2020

to

25/08/2021

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 | 2/99 Gamon St YARRAVILLE 3013     | \$1,050,000 | 25/03/2021   |
| 2 | 1 Little Smith St YARRAVILLE 3013 | \$1,020,000 | 07/08/2021   |
| 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:

26/08/2021 07:35



2 2 1

**Property Type:** Townhouse

**Land Size:** 170 sqm approx

Agent Comments

## Comparable Properties



**2/99 Gamon St YARRAVILLE 3013 (VG)**

Agent Comments

3 - -

**Price:** \$1,050,000

**Method:** Sale

**Date:** 25/03/2021

**Property Type:** Flat/Unit/Apartment (Res)



**1 Little Smith St YARRAVILLE 3013 (REI)**

Agent Comments

2 2 1

**Price:** \$1,020,000

**Method:** Sold Before Auction

**Date:** 07/08/2021

**Property Type:** Townhouse (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.