

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

70 Blackwood Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$1,420,000

Median sale price

Median price

\$1,050,000

Property 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	Date of sale
1	31 Hamilton St SEDDON 3011	\$1,455,000	24/10/2020
2	100 Queensville St KINGSVILLE 3012	\$1,430,000	10/11/2020
3	93 Queensville St KINGSVILLE 3012	\$1,362,500	02/12/2020

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:

09/12/2020 11:39



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 311 sqm approx

Agent Comments

Indicative Selling Price

\$1,420,000

Median House Price

Year ending September 2020: \$1,050,000

Comparable Properties



31 Hamilton St SEDDON 3011 (REI/VG)

Agent Comments

3 1 2

Price: \$1,455,000

Method: Auction Sale

Date: 24/10/2020

Property Type: House (Res)

Land Size: 373 sqm approx



100 Queensville St KINGSVILLE 3012 (REI)

Agent Comments

4 2 -

Price: \$1,430,000

Method: Sold Before Auction

Date: 10/11/2020

Rooms: 5

Property Type: House



93 Queensville St KINGSVILLE 3012 (REI)

Agent Comments

4 2 -

Price: \$1,362,500

Method: Sold Before Auction

Date: 02/12/2020

Property Type: House (Res)