

# 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

19a Kingston 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)

Single price

\$860,000

### 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 | 5 Hotham St SEDDON 3011        | \$858,000 | 21/07/2020   |
| 2 | 59 Williamstown Rd SEDDON 3011 | \$855,000 | 26/06/2020   |
| 3 | 9 Rennie St SEDDON 3011        | \$850,000 | 19/05/2020   |

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:

11/08/2020 17:29



**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**5 Hotham St SEDDON 3011 (REI)**

**Agent Comments**



**Price:** \$858,000

**Method:** Private Sale

**Date:** 21/07/2020

**Property Type:** House (Res)



**59 Williamstown Rd SEDDON 3011 (REI)**

**Agent Comments**



**Price:** \$855,000

**Method:** Private Sale

**Date:** 26/06/2020

**Rooms:** 3

**Property Type:** House



**9 Rennie St SEDDON 3011 (REI/VG)**

**Agent Comments**



**Price:** \$850,000

**Method:** Private Sale

**Date:** 19/05/2020

**Rooms:** 3

**Property Type:** House

**Land Size:** 191 sqm approx