

# 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

6 Lennox Street, Yarraville Vic 3013

### Indicative selling price

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

Single price

\$1,200,000

### Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Yarraville

Period - From

01/01/2022

to

31/12/2022

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 | 15 Alexander St SEDDON 3011     | \$1,262,000 | 30/12/2022   |
| 2 | 157 Anderson St YARRAVILLE 3013 | \$1,160,000 | 05/11/2022   |
| 3 | 35 Windsor St FOOTSCRAY 3011    | \$1,157,500 | 15/12/2022   |

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:

03/02/2023 13:55



2   
 0   
 0

**Rooms:** 4

**Property Type:** House

**Land Size:** 271.603 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,200,000

**Median House Price**

Year ending December 2022: \$1,260,000

## Comparable Properties



**15 Alexander St SEDDON 3011 (REI)**

**Agent Comments**

3   
 2   
 -

**Price:** \$1,262,000

**Method:** Private Sale

**Date:** 30/12/2022

**Property Type:** House

**Land Size:** 300 sqm approx



**157 Anderson St YARRAVILLE 3013 (REI)**

**Agent Comments**

3   
 1   
 2

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 05/11/2022

**Property Type:** House (Res)



**35 Windsor St FOOTSCRAY 3011 (REI)**

**Agent Comments**

3   
 1   
 1

**Price:** \$1,157,500

**Method:** Private Sale

**Date:** 15/12/2022

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 263 sqm approx

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