Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/6 Lorne Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,150,000	&	\$1,200,000
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Median sale price

Median price	\$1,240,000	Pro	perty Type	House		Suburb	Yarraville
Period - From	01/07/2021	to	30/09/2021		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

1	6b Morven St YARRAVILLE 3013	\$1,276,000	06/03/2021
2	1/1 Morven St YARRAVILLE 3013	\$1,275,000	13/03/2021
3	6a Sanderson St YARRAVILLE 3013	\$1,205,000	15/07/2021

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:	19/10/2021 17:28



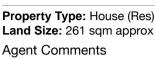
Date of sale

hockingstuart

Anna Grech 03 8387 0555 0438 446 051 agrech@hockingstuart.com.au

Indicative Selling Price \$1,150,000 - \$1,200,000 **Median House Price** September guarter 2021: \$1,240,000







Comparable Properties



6b Morven St YARRAVILLE 3013 (REI/VG)

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Price: \$1,276,000

Method: Auction Sale Date: 06/03/2021 Property Type: House (Res)

Land Size: 253 sqm approx

Agent Comments



1/1 Morven St YARRAVILLE 3013 (REI/VG)

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Price: \$1,275,000 Method: Auction Sale Date: 13/03/2021

Property Type: House (Res)

Agent Comments



6a Sanderson St YARRAVILLE 3013 (VG)

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Price: \$1,205,000 Method: Sale Date: 15/07/2021

Property Type: House - Attached House N.E.C.

Land Size: 235 sqm approx

Agent Comments

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



