

## 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

4 LOVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

House

Suburb

Yarraville

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

56 EIRENE STREET YARRAVILLE VIC 3013	\$1,470,000	13-Sep-24
43 DREW STREET YARRAVILLE VIC 3013	\$1,242,000	09-Nov-24
20 BUNINYONG STREET YARRAVILLE VIC 3013	\$1,234,000	26-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 15 January 2025

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**56 EIRENE STREET YARRAVILLE  
VIC 3013**3  1  2 Sold Price **\$1,470,000** Sold Date **13-Sep-24**Distance **0.21km****43 DREW STREET YARRAVILLE  
VIC 3013**3  1  2 Sold Price <sup>RS</sup> **\$1,242,000** Sold Date **09-Nov-24**Distance **0.81km****20 BUNINYONG STREET  
YARRAVILLE VIC 3013**3  1  2 Sold Price **\$1,234,000** Sold Date **26-Jun-24**Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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