

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

21 Austin Crescent West, Yarraville Vic 3013

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,125,000

House

X

Unit

Suburb

Yarraville

Period - From

01/01/2018

to

31/12/2018

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		
2		
3		

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.



Rooms:

Property Type: House

Land Size: 190 sqm approx

Agent Comments

Comparable Properties



58 Kidman St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$830,000

Method: Sold Before Auction

Date: 08/11/2018

Rooms: 4

Property Type: House (Res)

Land Size: 342 sqm approx



91 Francis St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 01/02/2019

Rooms: -

Property Type: House

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.