

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

74 Drew Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Yarraville

Period - From 01/07/2022 to 30/06/2023 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	35 Exhibition St WEST FOOTSCRAY 3012	\$885,000	28/05/2023
2	7 Exhibition St WEST FOOTSCRAY 3012	\$850,000	11/08/2023
3	29 Benbow St YARRAVILLE 3013	\$795,000	03/04/2023

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:

17/08/2023 09:50



Property Type: House

Land Size: 229 sqm approx

Agent Comments

Comparable Properties



35 Exhibition St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 28/05/2023

Property Type: House (Res)



7 Exhibition St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$850,000

Method: Sold Before Auction

Date: 11/08/2023

Property Type: House (Res)



29 Benbow St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 03/04/2023

Property Type: House

Land Size: 270 sqm approx