

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 Cecil Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,235,500

Property Type House

Suburb Yarraville

Period - From 01/01/2021

to

31/03/2021

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	Date of sale
1	3 Tennyson St SEDDON 3011	\$1,330,000	24/04/2021
2	2 Neylon St YARRAVILLE 3013	\$1,280,000	25/02/2021
3	61 Station Rd SEDDON 3011	\$1,237,500	05/02/2021

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:

23/06/2021 09:24



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Rooms: 6

Property Type: House (Res)

Land Size: 199.029 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2021: \$1,235,500

Comparable Properties



3 Tennyson St SEDDON 3011 (REI)

Agent Comments

3 1 1

Price: \$1,330,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 357 sqm approx

2 Neylon St YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$1,280,000

Method: Sale

Date: 25/02/2021

Property Type: House (Res)

Land Size: 446 sqm approx



61 Station Rd SEDDON 3011 (REI/VG)

Agent Comments

3 1 1

Price: \$1,237,500

Method: Sold Before Auction

Date: 05/02/2021

Property Type: House (Res)

Land Size: 368 sqm approx