

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 Cranbrook Street Yarraville VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Yarraville

Period-from

01 Feb 2019

to

31 Jan 2020

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

| | | |
|---|-----------|-----------|
| 294 Francis Street Yarraville VIC 3013 | \$770,000 | 21-Sep-19 |
| 207 Mason Street Newport VIC 3015 | \$770,000 | 03-Aug-19 |
| 41 Gwelo Street West Footscray VIC 3012 | \$770,000 | 24-Dec-19 |

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: 01 February 2020



294 Francis Street Yarraville VIC 3013

4 1 2

Sold Price

\$770,000

Sold Date

21-Sep-19

Distance

0.55km



207 Mason Street Newport VIC 3015

2 1 3

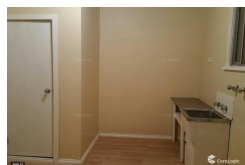
Sold Price

Sold Date

03-Aug-19

Distance

2.12km



41 Gwelo Street West Footscray VIC 3012

3 1 1

Sold Price

Sold Date

24-Dec-19

Distance

2.68km

RS = Recent sale

UN = Undisclosed Sale

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