

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

19 Hawkhurst Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,207,000

Property Type House

Suburb Yarraville

Period - From 02/02/2021

to

01/02/2022

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	31 St Leonards Av YARRAVILLE 3013	\$1,201,000	18/12/2021
2	122 Severn St YARRAVILLE 3013	\$1,140,000	05/12/2021
3	4 Love St YARRAVILLE 3013	\$1,135,000	06/11/2021

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:

02/02/2022 09:34



 3  1  2

Rooms: 5

Property Type: House

Land Size: 488 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

02/02/2021 - 01/02/2022: \$1,207,000

Comparable Properties

31 St Leonards Av YARRAVILLE 3013 (REI)

Agent Comments

 3  1  4

Bigger land than the subject property.

Price: \$1,201,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 519 sqm approx



122 Severn St YARRAVILLE 3013 (VG)

Agent Comments

 3  -  -

Price: \$1,140,000

Method: Sale

Date: 05/12/2021

Property Type: House (Res)

Land Size: 401 sqm approx



4 Love St YARRAVILLE 3013 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,135,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 446 sqm approx