

## 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

1a Adeney Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000

&

\$770,000

#### Median sale price

Median price \$1,085,000

House

X

Unit

Suburb Yarraville

Period - From 01/04/2018

to

31/03/2019

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	182a Roberts St YARRAVILLE 3013	\$900,000	11/05/2019
2	210 Fogarty Av YARRAVILLE 3013	\$750,000	14/03/2019
3	2/21 Lewis St KINGSVILLE 3012	\$720,000	21/03/2019

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.



 3  2  2

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 179 sqm approx

**Agent Comments**

Three bedroom standalone home

## Comparable Properties

### 182a Roberts St YARRAVILLE 3013 (REI)

 4  3  2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 11/05/2019

**Rooms:** -

**Property Type:** House

### Agent Comments

Same area although on a busier street. New build with bigger land and an extra bedroom



### 210 Fogarty Av YARRAVILLE 3013 (VG)

 3  -  -

**Price:** \$750,000

**Method:** Sale

**Date:** 14/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 279 sqm approx

### Agent Comments

Three bedroom street facing townhouse, looking at the freeway



### 2/21 Lewis St KINGSVILLE 3012 (REI/VG)

 3  2  2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 21/03/2019

**Rooms:** -

**Property Type:** Townhouse (Single)

**Land Size:** 200 sqm approx

### Agent Comments

Three bedroom townhouse in the middle of the complex