

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

1-2 Banool Avenue, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$890,000

Property Type Townhouse

Suburb Yarraville

Period - From 21/03/2021

to

20/03/2022

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	13B Morven St YARRAVILLE 3013	\$1,345,000	23/12/2021
2	2/6 Lorne St YARRAVILLE 3013	\$1,285,000	06/11/2021
3			

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:

21/03/2022 22:19



 4  3  2

Property Type: Strata Unit/Flat

Land Size: 238m2 sqm approx

Agent Comments

Comparable Properties



13B Morven St YARRAVILLE 3013 (REI)

Agent Comments

 4  2  2

Price: \$1,345,000

Method: Private Sale

Date: 23/12/2021

Property Type: House (Res)

2/6 Lorne St YARRAVILLE 3013 (VG)

Agent Comments

 3  -  -

this townhouse has 3 bedrooms & 2 bathroom.
The advertised property has 4 Bed, 3 bath

Price: \$1,285,000

Method: Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 258 sqm approx

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.