

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	26 Kent Street, Yarraville Vic 3013
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,207,500	Hou	ise X	Unit		Suburb	Yarraville
Period - From	01/10/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	15 Finlay St YARRAVILLE 3013	\$1,120,000	15/03/2019
2	101 Queensville St KINGSVILLE 3012	\$1,100,000	21/12/2018
3	6 Bromyard St YARRAVILLE 3013	\$1,061,000	23/03/2019

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.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525

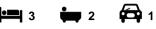




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Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,095,000 Median House Price December quarter 2018: \$1,207,500

Comparable Properties



15 Finlay St YARRAVILLE 3013 (REI)





Price: \$1,120,000 Method: Private Sale Date: 15/03/2019

Rooms: 5

Property Type: House Land Size: 446 sqm approx

101 Queensville St KINGSVILLE 3012 (VG)







Price: \$1,100,000 Method: Sale Date: 21/12/2018

Rooms: -

Property Type: House (Res) **Land Size:** 273 sqm approx





Price: \$1,061,000 **Method:** Auction Sale **Date:** 23/03/2019

Rooms: -

Property Type: House (Res)

Agent Comments

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