

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

29 Gent Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$992,500 House X Unit Suburb Yarraville

Period - From 04/09/2018 to 03/09/2019 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	13 Drew St YARRAVILLE 3013	\$1,255,000	17/08/2019
2	1 Drew St YARRAVILLE 3013	\$1,225,000	24/08/2019
3	136 Severn St YARRAVILLE 3013	\$1,020,000	17/08/2019

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 1 2

Rooms:

Property Type: House

Land Size: 502 sqm approx

Agent Comments

Comparable Properties



13 Drew St YARRAVILLE 3013 (REI)

Agent Comments

4 2 1

Price: \$1,255,000

Method: Auction Sale

Date: 17/08/2019

Rooms: -

Property Type: House (Res)

1 Drew St YARRAVILLE 3013 (REI)

Agent Comments

3 1 3

Price: \$1,225,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 446 sqm approx

136 Severn St YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Price: \$1,020,000

Method: Auction Sale

Date: 17/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 450 sqm approx