

# 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

22 Freeman 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,118,000

Property Type House

Suburb Yarraville

Period - From 01/04/2021

to

30/06/2021

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 | 39 Adeney St YARRAVILLE 3013    | \$1,356,000 | 27/03/2021   |
| 2 | 20 Tenterden St YARRAVILLE 3013 | \$1,270,000 | 26/08/2021   |
| 3 | 80 Drew St YARRAVILLE 3013      | \$1,260,000 | 22/03/2021   |

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:

01/09/2021 14:19



3 1 2

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 446 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

June quarter 2021: \$1,118,000

## Comparable Properties



**39 Adeney St YARRAVILLE 3013 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,356,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House (Res)

**Land Size:** 444 sqm approx



**20 Tenterden St YARRAVILLE 3013 (REI)**

**Agent Comments**

3 1 4

**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 26/08/2021

**Property Type:** House (Res)

**80 Drew St YARRAVILLE 3013 (VG)**

**Agent Comments**

2 - -

**Price:** \$1,260,000

**Method:** Sale

**Date:** 22/03/2021

**Property Type:** House (Res)

**Land Size:** 534 sqm approx