

# 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

2 Lennox 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 \$800,000 & \$880,000

#### Median sale price

Median price \$1,018,500 House X Unit Suburb Yarraville

Period - From 01/07/2018 to 30/06/2019 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	1/53a Tuppen St YARRAVILLE 3013	\$870,000	29/06/2019
2	4/42 Simpson St YARRAVILLE 3013	\$863,000	24/08/2019
3	1/4 Chapman St SEDDON 3011	\$801,500	15/06/2019

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.



**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 134 sqm approx

Agent Comments

## Comparable Properties



**1/53a Tuppen St YARRAVILLE 3013 (REI/VG)**

Agent Comments



**Price:** \$870,000

**Method:** Auction Sale

**Date:** 29/06/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 204 sqm approx



**4/42 Simpson St YARRAVILLE 3013 (REI)**

Agent Comments



**Price:** \$863,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Rooms:** -

**Property Type:** Townhouse (Res)



**1/4 Chapman St SEDDON 3011 (REI/VG)**

Agent Comments



**Price:** \$801,500

**Method:** Auction Sale

**Date:** 15/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 182 sqm approx