

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

8c Globe Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$800,000

&

\$860,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Yarraville

Period - From 01/10/2019

to 30/09/2020

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	19a Kingston St YARRAVILLE 3013	\$850,000	15/08/2020
2	7 Taylor St YARRAVILLE 3013	\$840,000	09/12/2020
3	35 Finlay St YARRAVILLE 3013	\$800,000	23/11/2020

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:

11/01/2021 11:03



3
 1
 2

Property Type: House (Res)

Land Size: 228 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$860,000

Median House Price

Year ending September 2020: \$1,050,000

Comparable Properties



19a Kingston St YARRAVILLE 3013 (REI/VG)

Agent Comments

2
 1
 -

Price: \$850,000

Method: Private Sale

Date: 15/08/2020

Property Type: House (Res)

Land Size: 195 sqm approx

7 Taylor St YARRAVILLE 3013 (REI)

Agent Comments

2
 1
 3

Price: \$840,000

Method: Private Sale

Date: 09/12/2020

Rooms: 3

Property Type: House (Res)

Land Size: 266 sqm approx



35 Finlay St YARRAVILLE 3013 (REI)

Agent Comments

2
 1
 1

Price: \$800,000

Method: Private Sale

Date: 23/11/2020

Property Type: House