

# 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

74a Bishop Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$830,000

### Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Yarraville

Period - From

01/10/2022

to

31/12/2022

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	74b Bishop St YARRAVILLE 3013	\$800,000	17/02/2023
2	1/84 Kingsville St KINGSVILLE 3012	\$815,000	05/11/2022
3	8 Prentice St YARRAVILLE 3013	\$890,000	18/02/2023

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:

28/03/2023 12:44

Stephen Simmonds

03 8387 0555

0498 990 001

ssimmonds@hockingstuart.com

**Indicative Selling Price**

\$830,000

**Median House Price**

December quarter 2022: \$1,050,000



2 1 2

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 156 sqm approx

**Agent Comments**

Two bedroom reverse living new build property with a lock-up garage

## Comparable Properties

**74b Bishop St YARRAVILLE 3013 (REI)**

2 1 1

**Agent Comments**

Next door, very similar

**Price:** \$800,000

**Method:**

**Date:** 17/02/2023

**Property Type:** House

**1/84 Kingsville St KINGSVILLE 3012 (REI)**

2 1 1

**Agent Comments**

Two bedroom reverse living property with no garage or back yard

**Price:** \$815,000

**Method:**

**Date:** 05/11/2022

**Property Type:** Townhouse (Single)



**8 Prentice St YARRAVILLE 3013 (REI)**

2 1 2

**Agent Comments**

Two bedroom new build, traditional living on it's own title with a lock-up garage

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** House