

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

2a Knox Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$430,000

&

\$460,000

Median sale price*

Median price \$412,500

Property Type Vacant land

Suburb Yarraville

Period - From 01/01/2019

to 30/09/2019

Source Pricefinder

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 Finlay St YARRAVILLE 3013	\$412,500	01/07/2019
2			
3			

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:

30/09/2019 14:16

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 1 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$460,000
Median Vacant Land Price *
01/01/2019 - 30/09/2019: \$412,500
* Agent calculated median based on 1 sales

Comparable Properties



1 Finlay St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$412,500
Method: Sale
Date: 01/07/2019
Property Type: Land
Land Size: 395 sqm approx

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.