

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

14 Marjory Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Yarraville

Period - From 01/04/2021

to

31/03/2022

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	8 Beatrice St YARRAVILLE 3013	\$2,000,000	09/12/2021
2	6 Beatrice St YARRAVILLE 3013	\$1,940,000	28/05/2022
3	66 Fehon St YARRAVILLE 3013	\$1,700,000	07/04/2022

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:

09/06/2022 15:01

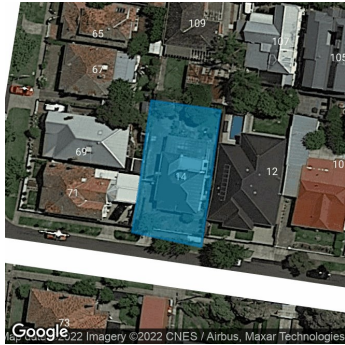


Property Type: Land

Land Size: 504 sqm approx

Agent Comments

Vacant land - previous house has been demolished/removed



Comparable Properties



8 Beatrice St YARRAVILLE 3013 (REI)



Price: \$2,000,000

Method: Auction Sale

Date: 09/12/2021

Property Type: House (Res)

Land Size: 549 sqm approx

Agent Comments

Narrower but larger block with tidy two bedroom weatherboard home on it.



6 Beatrice St YARRAVILLE 3013 (REI)



Price: \$1,940,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 550 sqm approx

Agent Comments

Narrower but larger block with basic three bedroom weatherboard home on it.



66 Fehon St YARRAVILLE 3013 (REI)



Price: \$1,700,000

Method: Sold Before Auction

Date: 07/04/2022

Property Type: House (Res)

Land Size: 440 sqm approx

Agent Comments

Renovated 1970s brick veneer home on smaller block