

# 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

23 Cecil 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)

Single price \$965,000

### Median sale price

Median price \$1,100,000

Property Type House

Suburb Yarraville

Period - From 23/03/2023

to 22/03/2024

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	12 Margaret St SEDDON 3011	\$950,000	01/02/2024
2	1 Hughes St YARRAVILLE 3013	\$950,000	23/10/2023
3	4 Bolton St SPOTSWOOD 3015	\$950,000	20/10/2023

**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:

23/03/2024 16:06



 3   
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Property Type: House

Agent Comments

Indicative Selling Price  
\$965,000

Median House Price

23/03/2023 - 22/03/2024: \$1,100,000

## Comparable Properties



12 Margaret St SEDDON 3011 (REI)

Agent Comments

 2   
  2   
  1

Price: \$950,000

Method: Private Sale

Date: 01/02/2024

Rooms: 3

Property Type: House (Res)



1 Hughes St YARRAVILLE 3013 (REI)

Agent Comments

 2   
  1   
  2

Price: \$950,000

Method: Private Sale

Date: 23/10/2023

Property Type: House



4 Bolton St SPOTSWOOD 3015 (REI)

Agent Comments

 3   
  1   
  -

Price: \$950,000

Method: Sold Before Auction

Date: 20/10/2023

Rooms: 3

Property Type: House (Res)

Land Size: 259 sqm approx

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017