

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

1/14 Canterbury Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$748,500

Property Type

Unit

Suburb

Yarraville

Period - From

01/01/2021

to

31/03/2021

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	3/46 Fehon St YARRAVILLE 3013	\$770,000	22/04/2021
2	210/46 Fehon St YARRAVILLE 3013	\$722,000	18/03/2021
3	12/46 Fehon St YARRAVILLE 3013	\$780,000	05/03/2021

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:

28/06/2021 11:55

1/14 Canterbury Street, Yarraville Vic 3013



 3  - 

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

March quarter 2021: \$748,500

Comparable Properties

3/46 Fehon St YARRAVILLE 3013 (VG)

Agent Comments

 2  - 

Price: \$770,000

Method: Sale

Date: 22/04/2021

Property Type: Strata Unit/Flat

210/46 Fehon St YARRAVILLE 3013 (VG)

Agent Comments

 2  - 

Price: \$722,000

Method: Sale

Date: 18/03/2021

Property Type: Strata Unit/Flat

12/46 Fehon St YARRAVILLE 3013 (VG)

Agent Comments

 2  - 

Price: \$780,000

Method: Sale

Date: 05/03/2021

Property Type: Strata Unit/Flat

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044