

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 25 St Leonards Avenue, Yarraville Vic 3013

Indicative selling price

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

Single price \$1,275,000

Median sale price

Median price \$1,018,500 House X Unit Suburb Yarraville

Period - From 01/07/2018 to 30/06/2019 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	54 Benbow St YARRAVILLE 3013	\$1,350,000	05/04/2019
2	127 Severn St YARRAVILLE 3013	\$1,320,000	11/05/2019
3	50 William St NEWPORT 3015	\$1,315,000	19/04/2019

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.



6 3 2

Rooms:
Property Type: House (Res)
Land Size: 521 sqm approx
Agent Comments

Indicative Selling Price
 \$1,275,000

Median House Price
 Year ending June 2019: \$1,018,500

Comparable Properties



54 Benbow St YARRAVILLE 3013 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Sold Before Auction
Date: 05/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 515 sqm approx



127 Severn St YARRAVILLE 3013 (REI)

Agent Comments

4 2 2

Price: \$1,320,000
Method: Auction Sale
Date: 11/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 482 sqm approx



50 William St NEWPORT 3015 (REI/VG)

Agent Comments

4 2 2

Price: \$1,315,000
Method: Private Sale
Date: 19/04/2019
Rooms: -
Property Type: House
Land Size: 640 sqm approx