

# 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

24 Angliss 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

\$1,089,000

### Median sale price

Median price

\$1,235,500

Property Type

House

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 | 26 Angliss St YARRAVILLE 3013  | \$1,101,000 | 01/05/2021   |
| 2 | 40 Drew St YARRAVILLE 3013     | \$1,080,000 | 24/04/2021   |
| 3 | 41 Freeman St YARRAVILLE 3013  | \$1,090,000 | 09/12/2020   |

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:

31/05/2021 11:10



3 2 3

**Property Type:** House

**Land Size:** 454 sqm approx

Agent Comments

## Comparable Properties

### 26 Angliss St YARRAVILLE 3013 (REI)

Agent Comments

4 1 2

**Price:** \$1,101,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** House (Res)

**Land Size:** 453 sqm approx



### 40 Drew St YARRAVILLE 3013 (REI)

Agent Comments

3 1 3

**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 24/04/2021

**Property Type:** House (Res)



### 41 Freeman St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

**Price:** \$1,090,000

**Method:** Sale

**Date:** 09/12/2020

**Property Type:** House (Res)

**Land Size:** 468 sqm approx