

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

33 Tongue Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Yarraville

Period - From 01/10/2019

to 30/09/2020

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		
2		
3		

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:

27/11/2020 13:55



Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Amazing home in set in beautiful Tongue street, these homes are quit often sought and rarely found. Set on 655 square metres of land and boasting 4/5 bedrooms, 2/3 living rooms, huge rear garde and studio with very easy rear car access for your all your toys.

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending September 2020: \$1,050,000

Incredible large family home set on 655 square metres of land with easy rear car access. The home offer 4/5 bedrooms, amazing living spaces open plan kitchen meals area, study, butlers pantry, studio and much much more.

Comparable Properties

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.