

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

4/2 KENT STREET YARRAVILLE VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Yarraville

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

3/7 TONGUE STREET YARRAVILLE VIC 3013	\$920,000	06-Jun-24
1/55 CASTLEMAINE STREET YARRAVILLE VIC 3013	\$900,000	15-Jun-24
6/35 NORFOLK STREET YARRAVILLE VIC 3013	\$955,000	25-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 04 July 2024

**3/7 TONGUE STREET YARRAVILLE
VIC 3013**

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Sold Price

^{RS} **\$920,000** Sold Date **06-Jun-24**Distance **1.09km****1/55 CASTLEMAINE STREET
YARRAVILLE VIC 3013**

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Sold Price

^{RS} **\$900,000** Sold Date **15-Jun-24**Distance **0.81km****6/35 NORFOLK STREET
YARRAVILLE VIC 3013**

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Sold Price

^{RS} **\$955,000** ^{UN} Sold Date **25-Jun-24**Distance **0.6km****RS** = Recent sale**UN** = Undisclosed Sale

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