

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

32 Cecil Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,240,000

Property Type House

Suburb Yarraville

Period - From 01/07/2021

to 30/09/2021

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	8 Cuming St YARRAVILLE 3013	\$970,000	13/03/2021
2	127 Coronation St KINGSVILLE 3012	\$885,000	16/02/2021
3	54 Ovens St YARRAVILLE 3013	\$865,000	29/05/2021

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:

20/10/2021 16:13



 2  1  1

Property Type: House

Land Size: 198 sqm approx

Agent Comments

Comparable Properties

8 Cuming St YARRAVILLE 3013 (REI/VG)

Agent Comments

 3  1  -

Price: \$970,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House

Land Size: 206 sqm approx

127 Coronation St KINGSVILLE 3012 (REI/VG)

Agent Comments

 3  2  -

Price: \$885,000

Method: Auction Sale

Date: 16/02/2021

Property Type: House (Res)

Land Size: 275 sqm approx



54 Ovens St YARRAVILLE 3013 (REI/VG)

Agent Comments

 2  1  -

Price: \$865,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 129 sqm approx