

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

11 Tongue Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$2,000,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Yarraville

Period - From 01/07/2024

to 30/09/2024

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	3 Drew St YARRAVILLE 3013	\$2,140,000	28/11/2024
2	41 Maryston St YARRAVILLE 3013	\$2,090,000	19/10/2024
3	42 Severn St YARRAVILLE 3013	\$1,970,000	12/09/2024

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:

28/11/2024 18:45



4 2 1

Property Type: House (Res)

Land Size: 523 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000

Median House Price

September quarter 2024: \$1,255,000

Comparable Properties



3 Drew St YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Price: \$2,140,000

Method: Private Sale

Date: 28/11/2024

Property Type: House

Land Size: 446 sqm approx



41 Maryston St YARRAVILLE 3013 (REI)

Agent Comments

5 2 3

Price: \$2,090,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 482 sqm approx



42 Severn St YARRAVILLE 3013 (REI)

Agent Comments

4 2 6

Price: \$1,970,000

Method: Sold Before Auction

Date: 12/09/2024

Property Type: House (Res)

Land Size: 785 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000