## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address |11 Tongue Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$2,000,000								
Median sale price									
Median price	\$1,255,000	Pro	operty Type	Hou	ISE		Suburb	Yarraville	
Period - From	01/07/2024	to	30/09/2024		So	ource	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.

Add	dress 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 comparableproperties 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









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)   3 2 2 2   Price: \$2,140,000   Method: Private Sale   Date: 28/11/2024   Property Type: House   Land Size: 446 sqm approx	Agent Comments
41 Maryston St YARRAVILLE 3013 (REI) 5 2 3 Price: \$2,090,000 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res) Land Size: 482 sqm approx	Agent Comments
42 Severn St YARRAVILLE 3013 (REI) 4 2 6 6 Price: \$1,970,000 Method: Sold Before Auction Date: 12/09/2024 Property Type: House (Res) Land Size: 785 sqm approx	Agent Comments

#### Account - Jas Stephens - Yarraville | P: 03 93169000



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