

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

29A BENA 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

\$1,090,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Yarraville

Period-from

01 Mar 2023

to

29 Feb 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

8 MAGGIE STREET YARRAVILLE VIC 3013	\$1,212,000	14-Oct-23
38 BALLARD STREET YARRAVILLE VIC 3013	\$1,300,000	22-Oct-23
42B PAXTON STREET SOUTH KINGSVILLE VIC 3015	\$1,285,000	25-Jan-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: 11 March 2024



8 MAGGIE STREET YARRAVILLE VIC 3013

Sold Price

\$1,212,000

Sold Date

14-Oct-23



4



3



1

Distance

1.2km



38 BALLARD STREET YARRAVILLE VIC 3013

Sold Price

\$1,300,000

Sold Date

22-Oct-23



2



3



2

Distance

1.33km



42B PAXTON STREET SOUTH KINGSVILLE VIC 3015

Sold Price

^{RS} **\$1,285,000**

Sold Date

25-Jan-24



4



3



2

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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