

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

23 Princess Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$2,450,000

&

\$2,600,000

Median sale price

Median price

\$1,065,000

Property Type

House

Suburb

Yarraville

Period - From

01/04/2020

to

30/06/2020

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	7 Finlay St YARRAVILLE 3013	\$2,220,000	17/07/2020
2	20 Canterbury St YARRAVILLE 3013	\$2,220,000	11/06/2020
3	35 Somerville Rd YARRAVILLE 3013	\$2,100,000	01/06/2020

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:

05/08/2020 15:22



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Property Type: House
Land Size: 594 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,450,000 - \$2,600,000
Median House Price
 June quarter 2020: \$1,065,000

Comparable Properties



7 Finlay St YARRAVILLE 3013 (REI)

Agent Comments

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Price: \$2,220,000
Method: Private Sale
Date: 17/07/2020
Rooms: 6
Property Type: House



20 Canterbury St YARRAVILLE 3013 (REI)

Agent Comments

4
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Price: \$2,220,000
Method: Private Sale
Date: 11/06/2020
Rooms: 5
Property Type: House (Res)
Land Size: 346 sqm approx

35 Somerville Rd YARRAVILLE 3013 (REI)

Agent Comments

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Price: \$2,100,000
Method: Private Sale
Date: 01/06/2020
Rooms: 6
Property Type: House
Land Size: 1018 sqm approx