

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

30 Adeney Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$935,000

Median sale price

Median price

\$1,325,000

Property Type

House

Suburb

Yarraville

Period - From

01/07/2021

to

30/06/2022

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	9 Adeney St YARRAVILLE 3013	\$1,050,000	11/02/2022
2	30 Hawkhurst St YARRAVILLE 3013	\$1,035,000	05/07/2022
3	24 Adeney St YARRAVILLE 3013	\$900,000	28/02/2022

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:

30/07/2022 14:43



Property Type:

Agent Comments

Comparable Properties

9 Adeney St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 11/02/2022

Property Type: House (Res)

Land Size: 446 sqm approx

30 Hawkhurst St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,035,000

Method: Sold Before Auction

Date: 05/07/2022

Property Type: House (Res)

Land Size: 460 sqm approx



24 Adeney St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 28/02/2022

Property Type: House

Land Size: 305 sqm approx