

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

33 Blackwood Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,090,000

&

\$1,150,000

Median sale price

Median price \$933,000

Property Type House

Suburb Yarraville

Period - From 30/10/2018

to

29/10/2019

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	8 Kent St SEDDON 3011	\$1,185,000	20/07/2019
2	25 Bayview Rd SEDDON 3011	\$1,162,500	16/08/2019
3	12 Bilston St SEDDON 3011	\$1,080,000	05/10/2019

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:

30/10/2019 15:27



3 1 0

Property Type: House (Res)
Land Size: 217.917 sqm approx
Agent Comments

Indicative Selling Price
\$1,090,000 - \$1,150,000
Median House Price
30/10/2018 - 29/10/2019: \$933,000

Comparable Properties



8 Kent St SEDDON 3011 (REI)

Agent Comments

2 1 1

Price: \$1,185,000
Method: Sold Before Auction
Date: 20/07/2019
Property Type: House (Res)
Land Size: 282 sqm approx



25 Bayview Rd SEDDON 3011 (REI/VG)

Agent Comments

3 1 1

Price: \$1,162,500
Method: Private Sale
Date: 16/08/2019
Property Type: House
Land Size: 271 sqm approx



12 Bilston St SEDDON 3011 (REI)

Agent Comments

4 2 -

Price: \$1,080,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)