

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

5 Deakin Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$881,000

Property Type Townhouse

Suburb Yarraville

Period - From 17/09/2020

to

16/09/2021

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	23c Bena St, Yarraville, Vic 3013, Australia	\$835,000	14/09/2021
2	2/84 Kingsville St KINGSVILLE 3012	\$820,000	25/05/2021
3	3 Powell St YARRAVILLE 3013	\$815,000	09/07/2021

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:

17/09/2021 16:08



Rooms: 5
Property Type: House
Land Size: 322.973 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median Townhouse Price
 17/09/2020 - 16/09/2021: \$881,000

Comparable Properties

23c Bena St, Yarraville, Vic 3013, Australia (REI)

Agent Comments



Price: \$835,000
Method:
Date: 14/09/2021
Property Type: Townhouse (Single)

2/84 Kingsville St KINGSVILLE 3012 (REI/VG)

Agent Comments



Price: \$820,000
Method: Sold Before Auction
Date: 25/05/2021
Property Type: Townhouse (Res)

3 Powell St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$815,000
Method: Sold Before Auction
Date: 09/07/2021
Property Type: House (Res)
Land Size: 96 sqm approx