

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

8/86 Pentland Parade, Yarraville Vic 3013

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/10/2019

to

30/09/2020

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	735/18 Albert St FOOTSCRAY 3011	\$445,000	30/09/2020
2	809/250 Barkly St FOOTSCRAY 3011	\$442,000	12/10/2020
3	24/20 French St FOOTSCRAY 3011	\$420,000	20/10/2020

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:

26/11/2020 11:19

8/86 Pentland Parade, Yarraville Vic 3013

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000

Median Unit Price

Year ending September 2020: \$685,000

Comparable Properties

735/18 Albert St FOOTSCRAY 3011 (VG)

Agent Comments

2 - -

Price: \$445,000

Method: Sale

Date: 30/09/2020

Property Type: Strata Unit/Flat



809/250 Barkly St FOOTSCRAY 3011 (VG)

Agent Comments

2 - -

Price: \$442,000

Method: Sale

Date: 12/10/2020

Property Type: Strata Unit/Flat



24/20 French St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 20/10/2020

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.