

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

2b Banool Avenue, Yarraville Vic 3013

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/04/2019

to

31/03/2020

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	217 Anderson St YARRAVILLE 3013	\$745,000	06/12/2019
2	1/247 Williamstown Rd YARRAVILLE 3013	\$730,000	23/03/2020
3	2a Banool Av YARRAVILLE 3013	\$672,250	21/01/2020

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:

05/05/2020 16:19



Rooms: 4

Property Type: Townhouse

Land Size: 86.4 sqm approx

Agent Comments

Brand new 2 bedroom, 2 bathroom residence. Street facing and walking distance to PT.

Indicative Selling Price

\$680,000

Median Unit Price

Year ending March 2020: \$695,000

Comparable Properties



217 Anderson St YARRAVILLE 3013 (REI/VG)



Price: \$745,000

Method: Sold Before Auction

Date: 06/12/2019

Property Type: Townhouse (Res)

Land Size: 96 sqm approx

Agent Comments

Slightly bigger 2 bed, 2 bath reverse living newly built residence. Better location.

1/247 Williamstown Rd YARRAVILLE 3013 (REI)



Price: \$730,000

Method: Private Sale

Date: 23/03/2020

Property Type: Townhouse (Res)

Agent Comments

Older property, in a complex but has a garage.



2a Banool Av YARRAVILLE 3013 (REI/VG)



Price: \$672,250

Method: Private Sale

Date: 21/01/2020

Property Type: Townhouse (Single)

Land Size: 84 sqm approx

Agent Comments

Right next door, mirror image property.