

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

16 Blackwood Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$970,500

Property Type House

Suburb Yarraville

Period - From 28/01/2019

to

27/01/2020

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	33 Ovens St YARRAVILLE 3013	\$1,400,000	21/09/2019
2	32 Hotham St SEDDON 3011	\$1,383,000	09/11/2019
3	7 George St YARRAVILLE 3013	\$1,320,000	12/09/2019

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:

28/01/2020 15:17



2 1 0

Property Type: House
Land Size: 204 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
28/01/2019 - 27/01/2020: \$970,500

Comparable Properties



33 Ovens St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 2 1

Price: \$1,400,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 194 sqm approx



32 Hotham St SEDDON 3011 (REI/VG)

Agent Comments

3 1 2

Price: \$1,383,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)
Land Size: 245 sqm approx



7 George St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 1

Price: \$1,320,000
Method: Sold Before Auction
Date: 12/09/2019
Property Type: House (Res)
Land Size: 281 sqm approx