

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

72 Benbow Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$940,000 & \$960,000

Median sale price

Median price \$1,033,500 Property Type House Suburb Yarraville

Period - From 01/07/2019 to 30/06/2020 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	35 Wembley Av YARRAVILLE 3013	\$930,000	17/07/2020
2	9 Benbow St YARRAVILLE 3013	\$912,000	29/02/2020
3	322 Francis St YARRAVILLE 3013	\$900,000	12/08/2020

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:

26/08/2020 15:25



Property Type: House

Land Size: 521.873 sqm approx

Agent Comments

Comparable Properties



35 Wembley Av YARRAVILLE 3013 (REI)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 17/07/2020

Rooms: 5

Property Type: House (Res)

Land Size: 459 sqm approx



9 Benbow St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$912,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 5

Property Type: House (Res)

Land Size: 443 sqm approx



322 Francis St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 12/08/2020

Rooms: 4

Property Type: House (Res)

Land Size: 422 sqm approx