

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

53 Mill Avenue, Yarraville Vic 3013

Indicative selling price

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

Single price

\$1,290,000

Median sale price

Median price

\$1,185,000

Property Type

House

Suburb

Yarraville

Period - From

06/12/2020

to

05/12/2021

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	24 Mill Av YARRAVILLE 3013	\$1,118,000	21/06/2021
2			
3			

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:

06/12/2021 15:27



Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price

\$1,290,000

Median House Price

06/12/2020 - 05/12/2021: \$1,185,000

Comparable Properties



24 Mill Av YARRAVILLE 3013 (REI/VG)



Price: \$1,118,000

Method: Sold Before Auction

Date: 21/06/2021

Property Type: House

Land Size: 236 sqm approx

Agent Comments

smaller land size and worse layout there for 53
Mill avenue is worth more

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.