

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,401,000

Property type

Land

Suburb

Yarraville

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

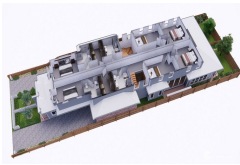
Date of sale

1/21 CHARLOTTE STREET YARRAVILLE VIC 3013	\$1,320,000	29-Sep-22
59A HAWKHURST STREET YARRAVILLE VIC 3013	\$1,335,000	14-Nov-22
33A ANGLISS STREET YARRAVILLE VIC 3013	\$1,275,000	09-Jul-22

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 6 months.~~

This Statement of Information was prepared on: 01 February 2023


**1/21 CHARLOTTE STREET
YARRAVILLE VIC 3013**

 3  2  2

Sold Price ^{RS} **\$1,320,000** Sold Date **29-Sep-22**

Distance -


**59A HAWKHURST STREET
YARRAVILLE VIC 3013**

 3  2  2

Sold Price **\$1,335,000** Sold Date **14-Nov-22**

Distance **0.28km**


**33A ANGLISS STREET YARRAVILLE
VIC 3013**

 1  2  2

Sold Price **\$1,275,000** Sold Date **09-Jul-22**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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