

## 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

3/85 Bishop Street Yarraville VIC 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 27/40 Murray Street Yarraville VIC 3013    | \$1,045,000 | 14-Nov-20 |
| 1/29D Newcastle Street Yarraville VIC 3013 | \$1,080,000 | 20-Nov-20 |
| 2/29D Newcastle Street Yarraville VIC 3013 | \$1,080,000 | 06-Aug-20 |

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: 08 December 2020



**27/40 Murray Street Yarraville VIC 3013**

Sold Price

<sup>RS</sup>

**\$1,045,000**

Sold Date

**14-Nov-20**

3

1

2

Distance

**1.3km**



**1/29D Newcastle Street Yarraville VIC 3013**

Sold Price

<sup>RS</sup>

**\$1,080,000**

<sup>UN</sup>

Sold Date

**20-Nov-20**

3

3

1

Distance

**1.57km**



**2/29D Newcastle Street Yarraville VIC 3013**

Sold Price

**\$1,080,000**

Sold Date

**06-Aug-20**

3

3

1

Distance

**1.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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