

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 4/13 Blackwood Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$831,500 Property Type Townhouse Suburb Yarraville

Period - From 21/12/2022 to 20/12/2023 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	1/99 Gamon St YARRAVILLE 3013	\$888,000	21/06/2023
2	49 Buninyong St YARRAVILLE 3013	\$810,000	12/10/2023
3	184 Charles St SEDDON 3011	\$770,750	14/11/2023

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: 21/12/2023 11:34



Property Type: Townhouse

Land Size: 168 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median Townhouse Price

21/12/2022 - 20/12/2023: \$831,500

Comparable Properties

1/99 Gamon St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$888,000

Method: Sale

Date: 21/06/2023

Property Type: Flat/Unit/Apartment (Res)



49 Buninyong St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 128 sqm approx



184 Charles St SEDDON 3011 (REI)

Agent Comments



Price: \$770,750

Method: Private Sale

Date: 14/11/2023

Rooms: 3

Property Type: Townhouse (Res)