

## 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

2/5 Barrett Court 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Aug 2020

to

31 Jul 2021

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 32A Wilkins Street Yarraville VIC 3013   | \$1,175,000 | 21-Jul-21 |
| 6A Sanderson Street Yarraville VIC 3013  | \$1,157,500 | 09-Aug-18 |
| 18/37 Stephen Street Yarraville VIC 3013 | \$1,260,000 | 30-Jul-21 |

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: 04 August 2021

**32A Wilkins Street Yarraville VIC 3013**

Sold Price

RS

**\$1,175,000**

Sold Date

**21-Jul-21**

3

2

2

Distance

**0.65km****6A Sanderson Street Yarraville VIC 3013**

Sold Price

**\$1,157,500**

Sold Date

**09-Aug-18**

4

3

1

Distance

**0.73km****18/37 Stephen Street Yarraville VIC 3013**

Sold Price

RS

**\$1,260,000**

Sold Date

**30-Jul-21**

3

2

2

Distance

**1.49km**

RS = Recent sale

UN = Undisclosed Sale

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