

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

25 Cecil Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$1,018,500

House

X

Unit

Suburb Yarraville

Period - From 01/07/2018

to

30/06/2019

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	11 Gray St YARRAVILLE 3013	\$800,000	08/05/2019
2	1/37 Kidman St YARRAVILLE 3013	\$773,000	03/06/2019
3	29 Cecil St YARRAVILLE 3013	\$755,000	01/05/2019

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.



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Rooms:

Property Type: House

Land Size: 193 sqm approx

Agent Comments

Comparable Properties



11 Gray St YARRAVILLE 3013 (REI/VG)

2 1 -

Price: \$800,000

Method: Sold Before Auction

Date: 08/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 146 sqm approx

Agent Comments

Smaller home and land, but village location



1/37 Kidman St YARRAVILLE 3013 (VG)

3 - -

Price: \$773,000

Method: Sale

Date: 03/06/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Larger house (three bedrooms, two bathrooms) and land (approx 383m2) with off street parking, but in similar condition



29 Cecil St YARRAVILLE 3013 (VG)

2 - -

Price: \$755,000

Method: Sale

Date: 01/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 195 sqm approx

Agent Comments