

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

12 Mill Avenue, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Yarraville

Period - From 01/07/2021

to

30/06/2022

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	91 Benbow St YARRAVILLE 3013	\$1,300,000	23/04/2022
2	58c Eirene St YARRAVILLE 3013	\$1,205,000	21/05/2022
3	64 Mill Av YARRAVILLE 3013	\$1,080,000	21/07/2022

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:

17/08/2022 12:22



4 3 2

Rooms: 6

Property Type: Townhouse
(Single)

Land Size: 320 sqm approx

Agent Comments

Comparable Properties



91 Benbow St YARRAVILLE 3013 (VG)

3 - -

Price: \$1,300,000

Method: Sale

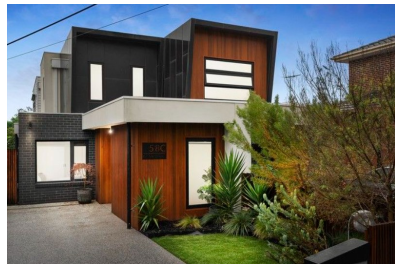
Date: 23/04/2022

Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Larger home on smaller land on YV3013 Estate.
Sold off market



58c Eirene St YARRAVILLE 3013 (VG)

3 - -

Price: \$1,205,000

Method: Sale

Date: 21/05/2022

Property Type: House (Res)

Land Size: 241 sqm approx

Agent Comments



64 Mill Av YARRAVILLE 3013 (REI)

3 2 2

Price: \$1,080,000

Method: Sold Before Auction

Date: 21/07/2022

Property Type: House (Res)

Agent Comments

Smaller home, smaller land, not free standing,
also on YV3013 Estate