

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 Court Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,105,500

Property Type House

Suburb Yarraville

Period - From 01/01/2020

to

31/12/2020

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	2 Barrett Ct YARRAVILLE 3013	\$1,510,000	19/12/2020
2	30 Bena St YARRAVILLE 3013	\$1,500,000	06/10/2020
3	100 Queensville St KINGSVILLE 3012	\$1,430,000	10/11/2020

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:

05/03/2021 15:54



3 1 0

Property Type: House (Res)

Land Size: 332 sqm approx

Agent Comments

Comparable Properties



2 Barrett Ct YARRAVILLE 3013 (REI)

3 2 2

Price: \$1,510,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Agent Comments

Bigger land (approx 493m2) but less renovated home



30 Bena St YARRAVILLE 3013 (REI/VG)

3 2 2

Price: \$1,500,000

Method: Private Sale

Date: 06/10/2020

Rooms: 4

Property Type: House

Land Size: 464 sqm approx

Agent Comments

Bigger land, less preferred side of Francis St



100 Queensville St KINGSVILLE 3012 (REI/VG)

4 2 -

Price: \$1,430,000

Method: Sold Before Auction

Date: 10/11/2020

Rooms: 5

Property Type: House

Land Size: 267 sqm approx

Agent Comments

Similar home, but without side drive, and in Kingsville, not Yarraville