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

26 Kingston Street, Yarraville Vic 3013

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|------------|
| Range betweer | \$900,000 | | & | | \$950,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$982,000 | Pro | operty Type | Hou | ISE | | Suburb | Yarraville |
| Period - From | 01/01/2019 | to | 31/12/2019 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1 | 24 Kingston St YARRAVILLE 3013 | \$1,040,000 | 17/12/2019 |
| 2 | 33 Berry St YARRAVILLE 3013 | \$980,000 | 30/11/2019 |
| 3 | 34 Cecil St YARRAVILLE 3013 | \$952,000 | 21/09/2019 |

OR

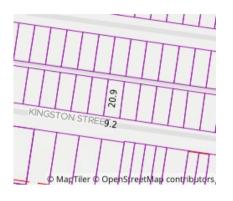
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/01/2020 10:51



JAS STEPHENS





Property Type: House Agent Comments

Indicative Selling Price \$900,000 - \$950,000 Median House Price Year ending December 2019: \$982,000

Comparable Properties



Price: \$1,040,000 Method: Private Sale Date: 17/12/2019 Rooms: 3 Property Type: House

2

33 Berry St YARRAVILLE 3013 (REI)

24 Kingston St YARRAVILLE 3013 (REI)

1

6 -



Price: \$980,000 Method: Auction Sale Date: 30/11/2019

Property Type: House (Res)



34 Cecil St YARRAVILLE 3013 (REI/VG)



 $\mathbf{L} = \mathbf{3} \mathbf{U} \mathbf{1} \mathbf{3} (\mathbf{R} \mathbf{E} \mathbf{I} / \mathbf{V} \mathbf{G}) \qquad \mathbf{A} \mathbf{U}$

Agent Comments

Agent Comments

Agent Comments

Price: \$952,000 Method: Auction Sale Date: 21/09/2019 Property Type: House (Res) Land Size: 200.50 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.