

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 consumer.vic.gov.au/underquoting

Range between \$900,000 & \$950,000

Median sale price

Median price \$982,000 Property Type House Suburb Yarraville

Period - From 01/01/2019 to 31/12/2019 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	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



Property Type: House

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending December 2019: \$982,000

Comparable Properties



24 Kingston St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 17/12/2019

Rooms: 3

Property Type: House



33 Berry St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$980,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)



34 Cecil St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$952,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 200.50 sqm approx