

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

9 CONDENSER DRIVE YARRAVILLE VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Yarraville

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

7 FLEECE ROAD YARRAVILLE VIC 3013	\$875,000	30-May-24
12 BANOOL AVENUE YARRAVILLE VIC 3013	\$900,000	27-Feb-24
114/200 STEPHEN STREET YARRAVILLE VIC 3013	\$850,000	19-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 18 October 2024



7 FLEECE ROAD YARRAVILLE VIC 3013

Sold Price

\$875,000

Sold Date **30-May-24**

 3  2  2

Distance **0.05km**



12 BANOOL AVENUE YARRAVILLE VIC 3013

Sold Price

\$900,000

Sold Date **27-Feb-24**

 3  2  1

Distance **0.05km**



114/200 STEPHEN STREET YARRAVILLE VIC 3013

Sold Price

\$850,000

Sold Date **19-Dec-23**

 3  2  1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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