

## 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

76 Bishop Street Yarraville VIC 3013

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,500

Property type

House

Suburb

Yarraville

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 21 Albion Street Kingsville VIC 3012 | \$1,300,000 | 19-Sep-19 |
| 38 Wales Street Kingsville VIC 3012  | \$1,305,000 | 10-Sep-19 |
| 90A The Avenue Spotswood VIC 3015    | \$1,300,000 | 11-Sep-19 |

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: 24 September 2019



**21 Albion Street Kingsville VIC 3012** Sold Price **\$1,300,000<sup>UN</sup>** Sold Date **19-Sep-19**

6 3 4

Distance **0.36km**



**38 Wales Street Kingsville VIC 3012** Sold Price **\$1,305,000** Sold Date **10-Sep-19**

4 2 1

Distance **0.82km**



**90A The Avenue Spotswood VIC 3015** Sold Price **\$1,300,000** Sold Date **11-Sep-19**

4 3 2

Distance **1.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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