

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

40 Drew Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,050,000

&

\$1,080,000

Median sale price

Median price \$1,235,500

Property Type House

Suburb Yarraville

Period - From 01/01/2021

to

31/03/2021

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	19 Sanderson St YARRAVILLE 3013	\$1,150,000	21/03/2021
2	23 Adeney St YARRAVILLE 3013	\$1,050,000	19/11/2020
3	19 Gent St YARRAVILLE 3013	\$1,041,000	29/10/2020

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:

21/04/2021 14:21



3 1 3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,080,000

Median House Price

March quarter 2021: \$1,235,500

Comparable Properties



19 Sanderson St YARRAVILLE 3013 (REI)

Agent Comments

3 1 1

More liveable, House

Price: \$1,150,000

Method: Private Sale

Date: 21/03/2021

Rooms: 4

Property Type: House

23 Adeney St YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$1,050,000

Method: Sale

Date: 19/11/2020

Property Type: House (Res)

Land Size: 479 sqm approx

19 Gent St YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$1,041,000

Method: Sale

Date: 29/10/2020

Property Type: House (Res)

Land Size: 446 sqm approx