

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

13 Banool Avenue, Yarraville Vic 3013

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,065,000

Property Type

House

Suburb

Yarraville

Period - From

01/04/2020

to

30/06/2020

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	194 Stephen St YARRAVILLE 3013	\$1,110,000	25/05/2020
2	14 Hawkhurst St YARRAVILLE 3013	\$950,000	31/07/2020
3	18 Loch St YARRAVILLE 3013	\$942,465	06/08/2020

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:

28/09/2020 14:54



3 1 2

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 477 sqm approx

Agent Comments

Three bedroom home on a wide lot (15.7m) walking distance to the village.

Comparable Properties

194 Stephen St YARRAVILLE 3013 (REI)

Agent Comments

4 1 2

Price: \$1,110,000

Method: Private Sale

Date: 25/05/2020

Property Type: House (Res)

14 Hawkhurst St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 2

Price: \$950,000

Method: Private Sale

Date: 31/07/2020

Rooms: 5

Property Type: House (Res)

Land Size: 450 sqm approx



18 Loch St YARRAVILLE 3013 (REI)

Agent Comments

3 2 1

Price: \$942,465

Method: Private Sale

Date: 06/08/2020

Property Type: House