

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 29-31 Bena Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$2,300,000

Median sale price

Median price \$1,101,000

House

X

Unit

Suburb Yarraville

Period - From 01/04/2017

to 30/06/2017

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	1 Berry St YARRAVILLE 3013	\$1,700,000	14/10/2017
2	41 Newcastle St NEWPORT 3015	\$1,020,000	14/10/2017
3	1 Florence St SEDDON 3011	\$1,010,000	12/10/2017

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.



Rooms:
Property Type: House (Res)
Land Size: 464 sqm approx
Agent Comments

Indicative Selling Price
 \$2,300,000
Median House Price
 June quarter 2017: \$1,101,000

Comparable Properties



1 Berry St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,700,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 440 sqm approx



41 Newcastle St NEWPORT 3015 (REI)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)



1 Florence St SEDDON 3011 (REI)

Agent Comments



Price: \$1,010,000
Method: Sold Before Auction
Date: 12/10/2017
Rooms: 5
Property Type: House