

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

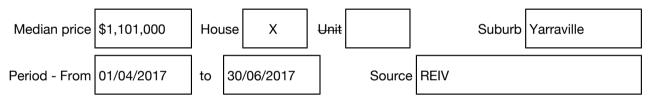
29-31 Bena Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$2,300,000

Median sale price



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.

Account - Village Real Estate | P: 03 8398 7800 | F: 03 8398 7888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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

Jake 438sgm lapprox	1 Berry St YARRAVILLE 3013 (REI) 4 2 2 2 Price: \$1,700,000 Method: Auction Sale Date: 14/10/2017 Rooms: 6 Property Type: House (Res) Land Size: 440 sqm approx	Agent Comments
	41 Newcastle St NEWPORT 3015 (REI) → 3 → 1 → - Price: \$1,020,000 Method: Auction Sale Date: 14/10/2017 Rooms: - Property Type: House (Res)	Agent Comments
	1 Florence St SEDDON 3011 (REI) Image: 1 Image: 1 Image: 1 Image: 1 Price: \$1,010,000 Method: Sold Before Auction Date: 12/10/2017 Rooms: 5 Property Type: House	Agent Comments

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