

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

2/3 Canterbury Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$717,500

Property Type

Unit

Suburb

Yarraville

Period - From

01/07/2023

to

30/06/2024

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	1/240 Hyde St YARRAVILLE 3013	\$655,000	13/08/2024
2	2/150 Hyde St YARRAVILLE 3013	\$715,000	29/06/2024
3	10/40 Murray St YARRAVILLE 3013	\$672,000	22/06/2024

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:

15/08/2024 14:25



2 1 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
Year ending June 2024: \$717,500

Comparable Properties



1/240 Hyde St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$655,000
Method: Private Sale
Date: 13/08/2024
Property Type: Townhouse (Single)



2/150 Hyde St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$715,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)



10/40 Murray St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 2 1

Price: \$672,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit

Account - Jas Stephens - Yarraville | P: 03 93169000



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