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	16 Kingston Street, Yarraville Vic 3013

Indicative selling price

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

Range between $900,000 & $980,000

Median sale price

Median price $1,200,000 Property Type House Suburb Yarraville

Period - From 01/10/2020 to 30/09/2021 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.

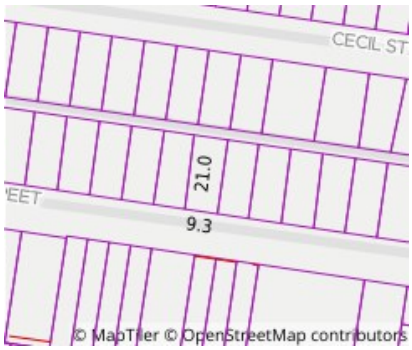
	Address of comparable property	Price	Date of sale
1	98 Tarrengower St YARRAVILLE 3013	$1,070,000	23/07/2021
2	48 Kidman St YARRAVILLE 3013	$1,000,000	08/10/2021
3	156 Somerville Rd YARRAVILLE 3013	$970,000	15/10/2021

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: 29/10/2021 08:15

JAS STEPHENS



3 1

Property Type: House (Previously Occupied - Detached)
Land Size: 194 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $980,000
Median House Price
Year ending September 2021: $1,200,000

Comparable Properties

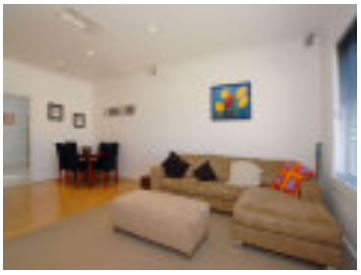


98 Tarrengower St YARRAVILLE 3013 (VG)

2 - -

Price: $1,070,000
Method: Sale
Date: 23/07/2021
Property Type: House (Res)
Land Size: 259 sqm approx

Agent Comments



48 Kidman St YARRAVILLE 3013 (REI)

3 1 2

Price: $1,000,000
Method: Private Sale
Date: 08/10/2021
Rooms: 4
Property Type: House (Res)

Agent Comments



156 Somerville Rd YARRAVILLE 3013 (REI)

3 1 2

Price: $970,000
Method: Sold Before Auction
Date: 15/10/2021
Rooms: 4
Property Type: House (Res)

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

REIV THE DIFFERENCE | propertydata.com.au

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