# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$2,140,000

# Property offered for sale

Including suburb and postcode	Including suburb and	
-------------------------------	----------------------	--

#### Indicative selling price

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

Range between \$1,850,000	&	\$2,000,000
---------------------------	---	-------------

#### Median sale price

3 Drew St YARRAVILLE 3013

Median price	\$1,185,000	Pro	perty Type	House		Suburb	Yarraville
Period - From	01/10/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	124 Severn St YARRAVILLE 3013	\$1,800,000	14/12/2024
2	16 Loch St YARRAVILLE 3013	\$2,250,000	30/11/2024

#### 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:	20/03/2025 16:41



28/11/2024











Property Type: House (Res) Land Size: 523 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,850,000 - \$2,000,000 **Median House Price** 

December quarter 2024: \$1,185,000

# Comparable Properties



124 Severn St YARRAVILLE 3013 (REI)

Price: \$1,800,000 Method: Auction Sale Date: 14/12/2024

Property Type: House (Res) Land Size: 457 sqm approx

**Agent Comments** 



16 Loch St YARRAVILLE 3013 (REI)





**Agent Comments** 

Price: \$2,250,000 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res) Land Size: 463 sqm approx



3 Drew St YARRAVILLE 3013 (REI)

Price: \$2,140,000



**Agent Comments** 

Method: Private Sale Date: 28/11/2024 Property Type: House Land Size: 446 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

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.