

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

11 Maryston Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Yarraville

Period - From 01/10/2021

to 31/12/2021

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	33 Freeman St YARRAVILLE 3013	\$1,772,500	07/11/2021
2	13 Dickens St YARRAVILLE 3013	\$1,675,000	08/12/2021
3	22 Charlotte St YARRAVILLE 3013	\$1,625,000	04/12/2021

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:

31/01/2022 13:32



Rooms: 1
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 December quarter 2021: \$1,325,000

Comparable Properties



33 Freeman St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,772,500
Method: Sold Before Auction
Date: 07/11/2021
Rooms: 4
Property Type: House (Res)



13 Dickens St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,675,000
Method: Private Sale
Date: 08/12/2021
Rooms: 3
Property Type: House (Res)
Land Size: 371 sqm approx

22 Charlotte St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,625,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)