

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

18 Mackay Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,155,500

Property Type House

Suburb Yarraville

Period - From 01/07/2020

to

30/06/2021

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	29 Mackay St, Yarraville, Vic 3013, Australia	\$1,900,000	24/04/2021
2	15 Somerville Rd YARRAVILLE 3013	\$1,800,000	20/04/2021
3	86 Albert St SEDDON 3011	\$1,663,000	06/05/2021

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:

23/09/2021 13:07



2 1 1

Property Type: House (Previously Occupied - Detached)

Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending June 2021: \$1,155,500

Comparable Properties

29 Mackay St, Yarraville, Vic 3013, Australia (REI)

Agent Comments

3 2 2

Price: \$1,900,000

Method:

Date: 24/04/2021

Property Type: House



15 Somerville Rd YARRAVILLE 3013 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000

Method: Private Sale

Date: 20/04/2021

Rooms: 5

Property Type: House

Land Size: 506 sqm approx



86 Albert St SEDDON 3011 (REI/VG)

Agent Comments

3 2 1

Price: \$1,663,000

Method: Private Sale

Date: 06/05/2021

Property Type: House

Land Size: 437 sqm approx