

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

42 Bena Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,320,000 & \$1,380,000

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	52 Angliss St YARRAVILLE 3013	\$1,445,000	04/10/2021
2	65 Eirene St YARRAVILLE 3013	\$1,375,000	09/08/2021
3	37 Stanger St YARRAVILLE 3013	\$1,351,000	04/08/2021

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:

28/10/2021 09:18



3 1 2

Rooms: 4
Property Type: House
Land Size: 463 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,320,000 - \$1,380,000
Median House Price
 Year ending September 2021: \$1,200,000

Comparable Properties



52 Angliss St YARRAVILLE 3013 (REI)

Agent Comments

3 1 4

Price: \$1,445,000
Method: Sold Before Auction
Date: 04/10/2021
Property Type: House (Res)

65 Eirene St YARRAVILLE 3013 (REI/VG)

Agent Comments

4 2 2

Price: \$1,375,000
Method: Sold Before Auction
Date: 09/08/2021
Property Type: House (Res)
Land Size: 457 sqm approx



37 Stanger St YARRAVILLE 3013 (REI)

Agent Comments

4 2 2

Price: \$1,351,000
Method: Sold Before Auction
Date: 04/08/2021
Rooms: 5
Property Type: House (Res)
Land Size: 451 sqm approx

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