

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

22 O'Farrell Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,235,500

Property Type House

Suburb Yarraville

Period - From 01/01/2021

to

31/03/2021

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	5 Fielding St YARRAVILLE 3013	\$1,260,000	20/11/2020
2	30 Tennyson St SEDDON 3011	\$1,240,000	19/12/2020
3	24 Wales St KINGSVILLE 3012	\$1,180,000	13/03/2021

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:

26/04/2021 16:59



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Property Type: House
Land Size: 230 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
March quarter 2021: \$1,235,500

Comparable Properties

5 Fielding St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 2 -

Price: \$1,260,000
Method: Sold Before Auction
Date: 20/11/2020
Rooms: 4
Property Type: House
Land Size: 199 sqm approx



30 Tennyson St SEDDON 3011 (REI/VG)

Agent Comments

2 1 -

Price: \$1,240,000
Method: Auction Sale
Date: 19/12/2020
Property Type: House (Res)
Land Size: 214 sqm approx



24 Wales St KINGSVILLE 3012 (REI/VG)

Agent Comments

3 2 1

Price: \$1,180,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 203 sqm approx