

## 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

49 Wembley Avenue Yarraville VIC 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Yarraville

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 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

3/85 Bishop Street Yarraville VIC 3013	\$1,100,000	11-Dec-20
1 Severn Street Yarraville VIC 3013	\$1,200,000	08-May-21
69 Ovens Street Yarraville VIC 3013	\$1,150,000	17-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 21 May 2021



**3/85 Bishop Street Yarraville VIC 3013**

3 2 1

Sold Price

**\$1,100,000**

Sold Date

**11-Dec-20**

Distance

**1.04km**



**1 Severn Street Yarraville VIC 3013**

3 1 1

Sold Price

<sup>RS</sup> **\$1,200,000**

Sold Date

**08-May-21**

Distance

**1.34km**



**69 Ovens Street Yarraville VIC 3013**

2 1 -

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date

**17-Apr-21**

Distance

**1.39km**

RS = Recent sale

UN = Undisclosed Sale

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