

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

5/13-17 Blackwood Street Yarraville VIC 3013

Indicative selling price

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

Single Price

\$820,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Mar 2020

to

28 Feb 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

1/76 Tarrengower Street Yarraville VIC 3013	\$875,000	14-Oct-20
5/88 Stephen Street Yarraville VIC 3013	\$730,000	12-Dec-20
10/123-129 Anderson Street Yarraville VIC 3013	\$815,000	14-Dec-20

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: 09 March 2021

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1/76 Tarrengower Street Yarraville VIC 3013

3 1 2

Sold Price

\$875,000

Sold Date

14-Oct-20

Distance

0.32km



5/88 Stephen Street Yarraville VIC 3013

2 1 1

Sold Price

^{RS} **\$730,000**

Sold Date

12-Dec-20

Distance

0.43km



10/123-129 Anderson Street Yarraville VIC 3013

2 1 1

Sold Price

\$815,000

Sold Date

14-Dec-20

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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