

## 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 26 Kent Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,095,000

#### Median sale price

Median price \$1,207,500 House  Unit  Suburb Yarraville

Period - From 01/10/2018 to 31/12/2018 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	15 Finlay St YARRAVILLE 3013	\$1,120,000	15/03/2019
2	101 Queensville St KINGSVILLE 3012	\$1,100,000	21/12/2018
3	6 Bromyard St YARRAVILLE 3013	\$1,061,000	23/03/2019

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.



 3  
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**Rooms:**  
**Property Type:** House (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$1,095,000  
**Median House Price**  
 December quarter 2018: \$1,207,500

## Comparable Properties



15 Finlay St YARRAVILLE 3013 (REI)

Agent Comments

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**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 15/03/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 446 sqm approx



101 Queensville St KINGSVILLE 3012 (VG)

Agent Comments

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**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 21/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 273 sqm approx



6 Bromyard St YARRAVILLE 3013 (REI)

Agent Comments

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**Price:** \$1,061,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** -  
**Property Type:** House (Res)