

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

11 Marjory Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,155,500

Property Type House

Suburb Yarraville

Period - From 01/01/2024

to 31/03/2024

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	75 Powell St YARRAVILLE 3013	\$2,201,000	02/12/2023
2	68 Gamon St SEDDON 3011	\$2,125,000	04/05/2024
3	12 Maryston St YARRAVILLE 3013	\$1,900,000	14/03/2024

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:

23/05/2024 09:33



Rooms: 6

Property Type: House (Res)

Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

March quarter 2024: \$1,155,500

Comparable Properties



75 Powell St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$2,201,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 447 sqm approx



68 Gamon St SEDDON 3011 (REI)

Agent Comments



Price: \$2,125,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 460 sqm approx

12 Maryston St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,900,000

Method: Private Sale

Date: 14/03/2024

Property Type: House (Res)