

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

12 Cranbrook Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Yarraville

Period - From 01/07/2022 to 30/06/2023 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	36 Stooke St YARRAVILLE 3013	\$1,040,000	12/08/2023
2	136 Somerville Rd YARRAVILLE 3013	\$1,025,000	11/08/2023
3	60 Benbow St YARRAVILLE 3013	\$1,010,000	29/07/2023

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:

18/09/2023 16:33



 2  1  1

Rooms: 5
Property Type: House
Land Size: 480 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
Year ending June 2023: \$1,120,000

Comparable Properties



36 Stooke St YARRAVILLE 3013 (REI)

[Agent Comments](#)

 3  1  4

Price: \$1,040,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)



136 Somerville Rd YARRAVILLE 3013 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,025,000
Method: Private Sale
Date: 11/08/2023
Property Type: House



60 Benbow St YARRAVILLE 3013 (REI/VG)

[Agent Comments](#)

 2  1  3

Price: \$1,010,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 517 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393