

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

2/86 PENTLAND PARADE 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Feb 2023

to

31 Jan 2024

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

106/100 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$540,000	01-Sep-23
6/13 STEPHEN STREET YARRAVILLE VIC 3013	\$545,000	08-Jan-24
1/35 PRINCESS STREET YARRAVILLE VIC 3013	\$508,500	22-Nov-23

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: 05 February 2024



**106/100 SOMERVILLE ROAD
 YARRAVILLE VIC 3013**

 2  2  1

Sold Price **\$540,000** Sold Date **01-Sep-23**

Distance **0.29km**



**6/13 STEPHEN STREET
 YARRAVILLE VIC 3013**

 2  1  1

Sold Price ^{RS} **\$545,000** Sold Date **08-Jan-24**

Distance **0.4km**



**1/35 PRINCESS STREET
 YARRAVILLE VIC 3013**

 2  1  1

Sold Price **\$508,500** Sold Date **22-Nov-23**

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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