

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 JEPSON 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

or range
between

\$620,000

&

\$650,000

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

4/20 ANGLISS STREET YARRAVILLE VIC 3013	\$640,000	16-Sep-23
8/163-169 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$640,000	19-Dec-23
2/9-11 HANCE STREET YARRAVILLE VIC 3013	\$605,000	19-May-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: 29 February 2024

Jack Lo

P 03 8538 2699

M 0412705314

E hello@yblrealestate.com.au



**4/20 ANGLISS STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$640,000** Sold Date **16-Sep-23**

Distance **0.43km**



**8/163-169 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

2 1 1

Sold Price ^{RS} **\$640,000** Sold Date **19-Dec-23**

Distance **1.12km**



**2/9-11 HANCE STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$605,000** Sold Date **19-May-23**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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