

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

23 Ballard Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

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

Period - From 01/04/2023 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	31 Stooke St YARRAVILLE 3013	\$1,350,000	11/04/2024
2	45 Benbow St YARRAVILLE 3013	\$1,250,000	08/03/2024
3	39 Ballard St YARRAVILLE 3013	\$1,160,000	01/05/2024

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:

07/06/2024 12:12



3 1 1

Property Type: House
Land Size: 474 sqm approx
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

Year ending March 2024: \$1,120,000

Comparable Properties



31 Stooke St YARRAVILLE 3013 (REI)

Agent Comments

4 1 2

Price: \$1,350,000
Method: Private Sale
Date: 11/04/2024
Property Type: House
Land Size: 465 sqm approx



45 Benbow St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 2

Price: \$1,250,000
Method: Sold Before Auction
Date: 08/03/2024
Property Type: House (Res)
Land Size: 433 sqm approx



39 Ballard St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 2

Price: \$1,160,000
Method: Sold Before Auction
Date: 01/05/2024
Property Type: House (Res)
Land Size: 464 sqm approx