## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 23 Cecil Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,100,000	Pro	operty Type	Ηοι	ise		Suburb	Yarraville
Period - From	19/02/2023	to	18/02/2024		So	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

19/02/2024 14:12







Rooms: 5 Property Type: House (Res) Land Size: 191.985 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 19/02/2023 - 18/02/2024: \$1,100,000

# **Comparable Properties**

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.

#### Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





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