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

4/13 Blackwood Street, Yarraville Vic 3013

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$790,000		&		\$840,00	0		
Median sale p	rice							
Median price	\$831,500	Pro	operty Type	Том	nhouse		Suburb	Yarraville
Period - From	21/12/2022	to	20/12/2023		Sc	ource	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.

Add	dress of comparable property	Price	Date of sale
1	1/99 Gamon St YARRAVILLE 3013	\$888,000	21/06/2023
2	49 Buninyong St YARRAVILLE 3013	\$810,000	12/10/2023
3	184 Charles St SEDDON 3011	\$770,750	14/11/2023

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:

21/12/2023 11:34



hockingstuart



Property Type: Townhouse Land Size: 168 sqm approx Agent Comments

Leo Dardha 03 8387 0555 0425 718 411 Idardha@hockingstuart.com

Indicative Selling Price \$790,000 - \$840,000 **Median Townhouse Price** 21/12/2022 - 20/12/2023: \$831,500

Comparable Properties



<u>ба</u> -

Agent Comments



Price: \$888,000 Method: Sale Date: 21/06/2023 Property Type: Flat/Unit/Apartment (Res)



49 Buninyong St YARRAVILLE 3013 (REI/VG) Agent Comments



Price: \$810.000 Method: Private Sale Date: 12/10/2023 Property Type: House Land Size: 128 sqm approx



184 Charles St SEDDON 3011 (REI) 2 **60** 1

Agent Comments

Price: \$770,750 Method: Private Sale Date: 14/11/2023 Rooms: 3 Property Type: Townhouse (Res)

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



propertydata

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