

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 52 Wembley Avenue, Yarraville Vic 3013

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$1,155,500 Property Type House Suburb Yarraville

Period - From 01/01/2024 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	69 Gent St YARRAVILLE 3013	\$2,670,000	04/03/2024
2			
3			

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.~~

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 5  3  3

Property Type: House (Res)

Land Size: 457 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

March quarter 2024: \$1,155,500

Comparable Properties



69 Gent St YARRAVILLE 3013 (REI)

Agent Comments

 5  3  2

Price: \$2,670,000

Method: Private Sale

Date: 04/03/2024

Property Type: House (Res)

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.