

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

55 BUNINYONG 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

\$860,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Yarraville

Period-from

01 Mar 2023

to

29 Feb 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

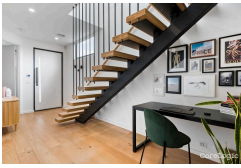
Date of sale

3/1 MORVEN STREET YARRAVILLE VIC 3013	\$900,000	24-Mar-24
19 WOOLLEN WAY YARRAVILLE VIC 3013	\$900,000	29-Nov-23
92 SIMPSON STREET YARRAVILLE VIC 3013	\$949,900	07-Mar-24

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: 27 March 2024



**3/1 MORVEN STREET YARRAVILLE
 VIC 3013**

2 2 1

Sold Price

^{RS} **\$900,000**

Sold Date

24-Mar-24

Distance

0.21km



**19 WOOLLEN WAY YARRAVILLE
 VIC 3013**

3 - -

Sold Price

\$900,000

Sold Date

29-Nov-23

Distance

0.23km



**92 SIMPSON STREET YARRAVILLE
 VIC 3013**

2 1 -

Sold Price

^{RS} **\$949,900** ^{UN}

Sold Date

07-Mar-24

Distance

0.45km

RS = Recent sale **UN** = Undisclosed Sale

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