

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 56C Bena Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$890,000 & \$940,000

Median sale price

Median price \$926,000 Property Type Townhouse Suburb Yarraville

Period - From 04/06/2023 to 03/06/2024 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	3/1 Morven St YARRAVILLE 3013	\$900,000	24/03/2024
2	1a Benbow St YARRAVILLE 3013	\$880,000	10/12/2023
3	23a Bena St YARRAVILLE 3013	\$832,500	08/03/2024

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: 04/06/2024 12:35



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$890,000 - \$940,000

Median Townhouse Price

04/06/2023 - 03/06/2024: \$926,000

Comparable Properties



3/1 Morven St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$900,000

Method: Sold After Auction

Date: 24/03/2024

Property Type: House

1a Benbow St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$880,000

Method: Sale

Date: 10/12/2023

Property Type: House - Attached House N.E.C.

Land Size: 635 sqm approx



23a Bena St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$832,500

Method: Sold Before Auction

Date: 08/03/2024

Property Type: Townhouse (Res)

Land Size: 119 sqm approx