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

8 Lennox Street, Yarraville Vic 3013

Indicative selling price

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

Range between | $850,000 | & | $890,000

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 95 Francis St YARRAVILLE 3013	$885,000	03/05/2024
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.

This Statement of Information was prepared on: | 27/05/2024 16:45

CONSUMER AFFAIRS VICTORIA

8 Lennox Street, Yarraville Vic 3013

Anna Grech
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Indicative Selling Price
$850,000 - $890,000
Median House Price
March quarter 2024: $1,155,500

2   1   1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 237 sqm approx

Agent Comments

Comparable Properties

95 Francis St YARRAVILLE 3013 (REI)

3   1   1

Price: $885,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 358 sqm approx

Agent Comments

Lennox Street is a superior location, however this property has larger land

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.