

# 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

80 Wembley Avenue, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,040,000

### Median sale price

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

Period - From 06/05/2023 to 05/05/2024 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	55 Buninyong St YARRAVILLE 3013	\$1,057,500	27/04/2024
2	6a The Circle ALTONA NORTH 3025	\$990,000	13/04/2024
3	1 Hazel Way ALTONA NORTH 3025	\$940,000	29/02/2024

**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: 06/05/2024 15:48



**Property Type:** Townhouse

**Land Size:** 231 sqm approx

**Agent Comments**

Modern double story home with open plan living.

## Comparable Properties



**55 Buninyong St YARRAVILLE 3013 (REI)**



**Agent Comments**

Comparable accommodation & position

**Price:** \$1,057,500

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** Townhouse (Res)

**Land Size:** 315 sqm approx



**6a The Circle ALTONA NORTH 3025 (REI)**



**Agent Comments**

Inferior Position, Comparable accommodation.

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)



**1 Hazel Way ALTONA NORTH 3025 (REI)**



**Agent Comments**

Inferior Position, Comparable accommodation.

**Price:** \$940,000

**Method:** Sold Before Auction

**Date:** 29/02/2024

**Property Type:** Townhouse (Res)