

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 83 Ballard Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Yarraville

Period - From 01/04/2023 to 30/06/2023 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	39 Drew St YARRAVILLE 3013	\$1,161,000	15/07/2023
2	29 Urwin St YARRAVILLE 3013	\$1,245,000	13/03/2023
3	71 Gent St YARRAVILLE 3013	\$1,280,000	26/05/2023

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: 27/07/2023 10:47



 3  2  3

Property Type: House (Res)

Land Size: 447 sqm approx

Agent Comments

Comparable Properties

39 Drew St YARRAVILLE 3013 (REI)

Agent Comments

 3  1  3

Price: \$1,161,000

Method:

Date: 15/07/2023

Property Type: House

29 Urwin St YARRAVILLE 3013 (REI)

Agent Comments

 3  2  3

Price: \$1,245,000

Method:

Date: 13/03/2023

Property Type: House



71 Gent St YARRAVILLE 3013 (REI)

Agent Comments

 3  1  3

Price: \$1,280,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: House (Res)

Land Size: 448 sqm approx