

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

92 Gamon Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$1,300,000

&

\$1,350,000

Median sale price

Median price

\$1,120,000

Property Type

House

Suburb

Yarraville

Period - From

01/07/2022

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	16 Dickens St YARRAVILLE 3013	\$1,455,000	29/04/2023
2	52 Frederick St YARRAVILLE 3013	\$1,247,000	18/04/2023
3	88 Gamon St YARRAVILLE 3013	\$1,000,000	12/08/2023

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:

23/08/2023 14:17

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3 1 1

Rooms: 5

Property Type: House (Res)

Land Size: 323 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

Year ending June 2023: \$1,120,000

Comparable Properties



16 Dickens St YARRAVILLE 3013 (REI/VG)

3 2 1

Price: \$1,455,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 310 sqm approx

Agent Comments

Renovated Cal-Edwardian home with second bathroom. Lacks right of way, but is on a corner, so has excellent side access.



52 Frederick St YARRAVILLE 3013 (REI/VG)

3 2 -

Price: \$1,247,000

Method: Private Sale

Date: 18/04/2023

Property Type: House (Res)

Land Size: 323 sqm approx

Agent Comments

Similar land, has second bathroom, but lacks period facade



88 Gamon St YARRAVILLE 3013 (REI)

2 1 1

Price: \$1,000,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 265 sqm approx

Agent Comments

Directly neighbouring property - there is no #90 - but smaller house (2 bedroom) and land (~261m2) with no rear ROW

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