

# 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 24 Kingston Street, Yarraville VIC 3013

### Indicative selling price

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

Single price  or range between \$1,030,000 &  1,050,000

### Median sale price

Median price  \$973,000 Property type  House Suburb  Yarraville

Period - From  01.07.2019 to  30.09.2019 Source  REIV

### Comparable property sales

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. 34 Cecil Street, Yarraville	\$952,000	21.09.2019
2. 13B Kingston Street, Yarraville	\$975,000	21.09.2019
3. 121 Simpson Street, Yarraville	\$965,000	25.10.2019

**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:  03.12.2019