

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

10 Ballard Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$980,000

Median sale price

Median price \$930,000

Property Type House

Suburb Yarraville

Period - From 14/11/2018

to 13/11/2019

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	1/1 Jepson St YARRAVILLE 3013	\$1,000,000	08/08/2019
2	13b Kingston St YARRAVILLE 3013	\$975,000	21/09/2019
3	13 Mill Av YARRAVILLE 3013	\$920,000	22/08/2019

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:

14/11/2019 11:16



3 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$980,000

Median House Price

14/11/2018 - 13/11/2019: \$930,000

Comparable Properties

1/1 Jepson St YARRAVILLE 3013 (VG)

Agent Comments

3 - -

Price: \$1,000,000

Method: Sale

Date: 08/08/2019

Property Type: Flat/Unit/Apartment (Res)

13b Kingston St YARRAVILLE 3013 (REI)

Agent Comments

3 2 -

Price: \$975,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 4

Property Type: House (Res)



13 Mill Av YARRAVILLE 3013 (REI/VG)

Agent Comments

3 2 2

This is much older property and outdated interior

Price: \$920,000

Method: Private Sale

Date: 22/08/2019

Rooms: 4

Property Type: House

Land Size: 342 sqm approx