



STATEMENT OF INFORMATION

39 ADENEY STREET, YARRAVILLE, VIC 3013

PREPARED BY JOSEPH LUPPINO, VILLAGE REAL ESTATE (SEDDON) PTY LTD

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

39 ADENEY STREET, YARRAVILLE, VIC 3013

Indicative selling price

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

Single Price: \$1,225,000

Median sale price

Median price

\$1,100,000

Property type

House

Suburb

YARRAVILLE

Period

01 July 2022 to 30 June 2023

Source

pricfinder

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

33 STOOKE ST, YARRAVILLE, VIC 3013	\$1,300,000	06/06/2023
29 URWIN ST, YARRAVILLE, VIC 3013	\$1,245,000	13/05/2023
71 GENT ST, YARRAVILLE, VIC 3013	**\$1,280,000	27/05/2023

This Statement of Information was prepared on:

05/08/2023