

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

107/125 FRANCIS STREET YARRAVILLE VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Yarraville

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

8/9 DEAN STREET YARRAVILLE VIC 3013	\$428,000	29-Feb-24
2/88 HUDSONS ROAD SPOTSWOOD VIC 3015	\$435,000	13-May-24
6/69 HAMILTON STREET YARRAVILLE VIC 3013	\$410,000	04-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 22 May 2024

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8/9 DEAN STREET YARRAVILLE VIC 3013

1 1 1

Sold Price **\$428,000** Sold Date **29-Feb-24**

Distance **0.4km**



2/88 HUDSONS ROAD SPOTSWOOD VIC 3015

1 1 1

Sold Price ^{RS} **\$435,000** Sold Date **13-May-24**

Distance **0.94km**



6/69 HAMILTON STREET YARRAVILLE VIC 3013

1 1 1

Sold Price **\$410,000** Sold Date **04-Mar-24**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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