

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

107/98-100 Somerville Road, Yarraville Vic 3013

Indicative selling price

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

Range between \$500,000 & \$540,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Yarraville

Period - From 01/11/2022 to 31/10/2023 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	106/100 Somerville Rd YARRAVILLE 3013	\$540,000	14/10/2023
2	404/99 Donald St FOOTSCRAY 3011	\$545,000	02/06/2023
3	103/9 Hewitt Av FOOTSCRAY 3011	\$505,000	30/06/2023

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:

01/11/2023 14:51



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$540,000

Median Unit Price

01/11/2022 - 31/10/2023: \$640,000

Comparable Properties

106/100 Somerville Rd YARRAVILLE 3013 (REI)

Agent Comments



Price: \$540,000

Method:

Date: 14/10/2023

Property Type: House

404/99 Donald St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 02/06/2023

Property Type: Unit



103/9 Hewitt Av FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 30/06/2023

Property Type: Apartment