

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

166 Francis Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$800,750 Property Type Townhouse Suburb Yarraville

Period - From 27/11/2022 to 26/11/2023 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	2/4 Truman St SOUTH KINGSVILLE 3015	\$685,000	11/11/2023
2	3/3 Canterbury St YARRAVILLE 3013	\$700,000	25/09/2023
3	3/83 Kernot St SOUTH KINGSVILLE 3015	\$700,000	15/09/2023

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:

27/11/2023 10:44



Property Type: House (Res)
Land Size: 735 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median Townhouse Price
 27/11/2022 - 26/11/2023: \$800,750

Comparable Properties



2/4 Truman St SOUTH KINGSVILLE 3015 (REI) Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)



3/3 Canterbury St YARRAVILLE 3013 (REI/VG) Agent Comments



Price: \$700,000
Method: Sold Before Auction
Date: 25/09/2023
Property Type: Townhouse (Res)



3/83 Kernet St SOUTH KINGSVILLE 3015 (REI/VG) Agent Comments



Price: \$700,000
Method: Private Sale
Date: 15/09/2023
Property Type: Townhouse (Single)

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