### 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$800,750	Pro	operty Type	Tow	nhouse		Suburb	Yarraville
Period - From	27/11/2022	to	26/11/2023		So	ource	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.

Ad	dress 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



# hockingstuart





**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 Kernot St SOUTH KINGSVILLE 3015 (REI/VG) Agent Comments



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

#### Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



propertydata

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