

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

18/146 HYDE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Aug 2022

to

31 Jul 2023

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

7/146 HYDE STREET YARRAVILLE VIC 3013	\$490,000	01-Jul-23
4/334 NICHOLSON STREET YARRAVILLE VIC 3013	\$515,000	15-Apr-23
7/21 BELLAIRS AVENUE SEDDON VIC 3011	\$514,000	14-Feb-23

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: 12 August 2023



**7/146 HYDE STREET YARRAVILLE
VIC 3013**

2 1 1

Sold Price

\$490,000

Sold Date

01-Jul-23

Distance

0km



**4/334 NICHOLSON STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price

\$515,000

Sold Date

15-Apr-23

Distance

0.37km



**7/21 BELLAIRS AVENUE SEDDON
VIC 3011**

2 1 1

Sold Price

\$514,000

Sold Date

14-Feb-23

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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