

# 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 2/150 Hyde Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$893,000 Property Type Townhouse Suburb Yarraville

Period - From 05/06/2023 to 04/06/2024 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	1a Hughes St YARRAVILLE 3013	\$725,000	01/06/2024
2	1/258 Williamstown Rd YARRAVILLE 3013	\$720,000	16/05/2024
3	3/148 Francis St YARRAVILLE 3013	\$680,000	24/05/2024

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: 05/06/2024 14:08