

## 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

22/185 FRANCIS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Oct 2022

to

30 Sep 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

5/185 FRANCIS STREET YARRAVILLE VIC 3013	\$460,000	02-Feb-23
G16/125 FRANCIS STREET YARRAVILLE VIC 3013	\$440,000	25-Sep-23
10/131 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$370,000	03-Sep-22

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: 23 October 2023



**5/185 FRANCIS STREET  
YARRAVILLE VIC 3013**

2 1 2

Sold Price **\$460,000** Sold Date **02-Feb-23**

Distance **0km**



**G16/125 FRANCIS STREET  
YARRAVILLE VIC 3013**

1 1 1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **25-Sep-23**

Distance **0.39km**



**10/131 SOMERVILLE ROAD  
YARRAVILLE VIC 3013**

2 1 -

Sold Price **\$370,000** Sold Date **03-Sep-22**

Distance **0.84km**

10/131 Somerville Road, Yarraville

RS = Recent sale      UN = Undisclosed Sale

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