### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/148 Francis Street, Yarraville Vic 3013

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot | ting |        |            |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|------------|
| Range betweer   | \$700,000         |      | &            |        | \$740,000 |      |        |            |
| Median sale p   | rice              |      |              |        |           |      |        |            |
| Median price    | \$640,000         | Pro  | operty Type  | Unit   |           |      | Suburb | Yarraville |
| Period - From   | 01/07/2023        | to   | 30/09/2023   |        | So        | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property     | Price     | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1   | 3/192 Francis St YARRAVILLE 3013 | \$625,000 | 13/07/2023   |
| 2   |                                  |           |              |
| 3   |                                  |           |              |

#### OR

**B**<sup>\*</sup> 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:

08/01/2024 14:15



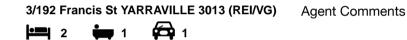
# hockingstuart





Property Type: Land Agent Comments Indicative Selling Price \$700,000 - \$740,000 Median Unit Price September quarter 2023: \$640,000

## **Comparable Properties**



Price: \$625,000 Method: Sold Before Auction Date: 13/07/2023 Property Type: Townhouse (Res)

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.