

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

314/125 FRANCIS 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Feb 2023

to

31 Jan 2024

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

105/125 FRANCIS STREET YARRAVILLE VIC 3013	\$580,000	28-Sep-23
204/125 FRANCIS STREET YARRAVILLE VIC 3013	\$640,000	25-Jan-23
301/125 FRANCIS STREET YARRAVILLE VIC 3013	\$620,000	24-Aug-23

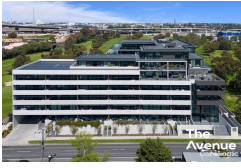
OR

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: 17 February 2024



Laura-Lee Scott
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**105/125 FRANCIS STREET
 YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$580,000** Sold Date **28-Sep-23**

Distance **0km**



**204/125 FRANCIS STREET
 YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$640,000** Sold Date **25-Jan-23**

Distance **0km**



**301/125 FRANCIS STREET
 YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$620,000** Sold Date **24-Aug-23**

Distance **0km**



**304/125 FRANCIS STREET
 YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$635,000** Sold Date **09-Jun-23**

Distance **0km**



**306/125 FRANCIS STREET
 YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$585,000** Sold Date **26-Oct-23**

Distance **0km**



**505/125 FRANCIS STREET
 YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$582,000** Sold Date **19-Dec-22**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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**606/125 FRANCIS STREET
 YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$620,000** Sold Date **24-Jan-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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