

## 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

4/35 NORFOLK 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

\$820,000

&

\$860,000

### 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

2/35 NORFOLK STREET YARRAVILLE VIC 3013	\$900,000	23-Feb-23
6/192 FRANCIS STREET YARRAVILLE VIC 3013	\$815,000	31-Aug-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: 12 October 2023

**2/35 NORFOLK STREET  
YARRAVILLE VIC 3013**3  2  2 Sold Price **\$900,000** Sold Date **23-Feb-23**Distance **0.01km****6/192 FRANCIS STREET  
YARRAVILLE VIC 3013**3  2  2 Sold Price **\$815,000** Sold Date **31-Aug-22**Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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