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

4/58 Ballarat Street, Yarraville Vic 3013

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$420,000		&		\$450,000			
Median sale p	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Yarraville
Period - From	01/04/2022	to	31/03/2023		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 six months 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	7/46 Fehon St YARRAVILLE 3013	\$500,000	24/02/2023
2	6/58 Ballarat St YARRAVILLE 3013	\$440,000	21/02/2023
3	104/96 Pilgrim St SEDDON 3011	\$415,000	20/01/2023

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:

23/06/2023 12:26



hockingstuart





Property Type: Strata Unit/Flat Agent Comments

Adam Welling 03 8387 0507 0434 838 830 awelling@hockingstuart.com

Indicative Selling Price \$420,000 - \$450,000 Median Unit Price Year ending March 2023: \$715,000

Comparable Properties



Price: \$500,000 Method: Private Sale Date: 24/02/2023 Property Type: Unit

1

Agent Comments

One bedroom, ground floor apartment with large courtyard in Zinnia development



6/58 Ballarat St YARRAVILLE 3013 (VG)

7/46 Fehon St YARRAVILLE 3013 (REI/VG)

63 1

Price: \$440,000 Method: Sale Date: 21/02/2023 Property Type: Strata Unit/Flat

Agent Comments

One bed, one bath, one car ground floor, street-facing unit two doors down in same complex



104/96 Pilgrim St SEDDON 3011 (REI/VG)

Price: \$415,000 Method: Private Sale Date: 20/01/2023 Property Type: Apartment

Agent Comments

One bed, one bath, one car first floor apartment with small balcony in Edo development

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





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