

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 consumer.vic.gov.au/underquoting

Range between \$420,000 & \$450,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Yarraville

Period - From 01/04/2022 to 31/03/2023 Source 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.

	Address 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



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending March 2023: \$715,000

Comparable Properties



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



Agent Comments

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

Price: \$500,000

Method: Private Sale

Date: 24/02/2023

Property Type: Unit



6/58 Ballarat St YARRAVILLE 3013 (VG)



Agent Comments

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

Price: \$440,000

Method: Sale

Date: 21/02/2023

Property Type: Strata Unit/Flat



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



Agent Comments

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

Price: \$415,000

Method: Private Sale

Date: 20/01/2023

Property Type: Apartment