

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

16/146 Hyde Street, Yarraville Vic 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price

\$701,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/10/2020

to

31/12/2020

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	6/19 Hobbs St, Seddon, Vic 3011, Australia	\$507,000	26/10/2020
2	2/64 Powell St YARRAVILLE 3013	\$537,000	25/11/2020
3	10/34 Hyde St SEDDON 3011	\$501,000	20/12/2020

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:

08/02/2021 09:41



Rooms: 3

Property Type: Strata Unit/Flat

Land Size: 67 sqm approx

Agent Comments

Two bedroom flat, with balcony and garage. In a renovated block with secure entry. All within walking distance of the village.

Comparable Properties

6/19 Hobbs St, Seddon, Vic 3011, Australia (REI)



Price: \$507,000

Method:

Date: 26/10/2020

Property Type: Flat

Agent Comments

Similar sized unit, but no outdoor area. Less renovated internally and externally. Does not have a garage, but is in a quieter location.

2/64 Powell St YARRAVILLE 3013 (VG)



Price: \$537,000

Method: Sale

Date: 25/11/2020

Property Type: Strata Unit/Flat

Agent Comments

Similar sized two bedroom flat, externally renovated and similar renovation inside. Does not have outdoor space or a garage, but is located in a quieter street and has fewer units in the block.



10/34 Hyde St SEDDON 3011 (REI)



Price: \$501,000

Method: Private Sale

Date: 20/12/2020

Property Type: Apartment

Agent Comments

Similar sized unit, with balcony and garage. On the same street. Not a renovated block.