

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

10/230 Williamstown Road, Yarraville Vic 3013

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/01/2023

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	108C/64 Cross St FOOTSCRAY 3011	\$355,000	10/03/2023
2	12/49 Napier St FOOTSCRAY 3011	\$350,000	20/02/2023
3	114/372 Geelong Rd WEST FOOTSCRAY 3012	\$315,000	24/03/2023

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:

08/05/2023 11:20



Property Type: Apartment

Agent Comments

Comparable Properties



108C/64 Cross St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 10/03/2023

Property Type: Unit



12/49 Napier St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$350,000

Method: Sold Before Auction

Date: 20/02/2023

Property Type: Apartment



114/372 Geelong Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 24/03/2023

Property Type: Apartment