Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/67 Francis Street, Yarraville Vic 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$619,000									
Median sale p	rice									
Median price	\$701,000	Pro	operty Type	Unit			Suburb	Yarraville		
Period - From	01/07/2020	to	30/06/2021		Sou	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	1/33 Edgar St KINGSVILLE 3012	\$636,000	27/05/2021	
2	7/50-56 Edgar St KINGSVILLE 3012	\$614,000	01/04/2021	
3	3/59 Edgar St KINGSVILLE 3012	\$587,500	06/03/2021	

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:

17/07/2021 09:16



hockingstuart





Rooms: 4 Property Type: Unit Land Size: 137 sqm approx Agent Comments

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> **Indicative Selling Price** \$619,000 **Median Unit Price** Year ending June 2021: \$701,000

Comparable Properties



1/33 Edgar St KINGSVILLE 3012 (REI) **-** 3 **1**

Price: \$636,000 Method: Sold Before Auction



Date: 27/05/2021 Property Type: Unit

7/50-56 Edgar St KINGSVILLE 3012 (REI)



Price: \$614,000 Method: Auction Sale Date: 01/04/2021 Property Type: Villa

3/59 Edgar St KINGSVILLE 3012 (REI/VG)



Agent Comments

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Price: \$587,500 Method: Auction Sale Date: 06/03/2021 Property Type: Apartment

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.