

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

242 Williamstown Road, Yarraville Vic 3013

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$1,325,000 Property Type House Suburb Yarraville

Period - From 01/10/2021 to 31/12/2021 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	32 Cecil St YARRAVILLE 3013	\$885,000	06/11/2021
2	63 Tongue St YARRAVILLE 3013	\$820,800	15/10/2021
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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: 10/02/2022 21:17



Property Type: House

Land Size: 234.6 sqm approx

Agent Comments

Comparable Properties



32 Cecil St YARRAVILLE 3013 (REI/VG)



Price: \$885,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 198 sqm approx

Agent Comments

Similar property and condition - better location



63 Tongue St YARRAVILLE 3013 (VG)



Price: \$820,800

Method: Sale

Date: 15/10/2021

Property Type: House - Attached House N.E.C.

Land Size: 122 sqm approx

Agent Comments

Similar property and condition - better location

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.