

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

2/8 Hughes Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$700,000

Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Yarraville

Period - From

01/10/2019

to

30/09/2020

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	2/45 Kingsville St KINGSVILLE 3012	\$725,000	13/10/2020
2	214 Francis St YARRAVILLE 3013	\$705,000	19/06/2020
3	2/382 Williamstown Rd YARRAVILLE 3013	\$695,000	17/10/2020

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:

27/11/2020 10:25



2 1 1

Property Type: House (Res)

Land Size: 148 sqm approx

Agent Comments

Comparable Properties



2/45 Kingsville St KINGSVILLE 3012 (REI)

Agent Comments

3 1 1

Price: \$725,000

Method: Private Sale

Date: 13/10/2020

Rooms: 4

Property Type: Townhouse (Res)



214 Francis St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 1 1

Price: \$705,000

Method: Private Sale

Date: 19/06/2020

Rooms: 6

Property Type: House (Res)

Land Size: 207 sqm approx



2/382 Williamstown Rd YARRAVILLE 3013 (REI)

Agent Comments

3 2 2

Price: \$695,000

Method: Auction Sale

Date: 17/10/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 170 sqm approx