### 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

108/110 Roberts Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	ו \$440,000		&		\$480,000			
Median sale pi	rice							
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Yarraville
Period - From	24/11/2020	to	23/11/2021		So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	104/372 Geelong Rd WEST FOOTSCRAY 3012	\$420,000	06/07/2021
2	13/20 Bishop St KINGSVILLE 3012	\$414,000	04/10/2021
3			

OR

**B**<sup>\*</sup> 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:

24/11/2021 10:53



108/110 Roberts Street, Yarraville Vic 3013

# hockingstuart



**Property Type:** Agent Comments Indicative Selling Price \$440,000 - \$480,000 Median Unit Price 24/11/2020 - 23/11/2021: \$700,000

## **Comparable Properties**

104/372 Geelong Rd WEST FOOTSCRAY 3012 Agent Comments (VG)

Agent Comments



Price: \$420,000 Method: Sale Date: 06/07/2021 Property Type: Strata Unit/Flat



13/20 Bishop St KINGSVILLE 3012 (VG)

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Price: \$414,000 Method: Sale Date: 04/10/2021 Property Type: Strata Unit/Flat

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.

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



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