

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 consumer.vic.gov.au/underquoting

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Yarraville

Period - From

24/11/2020

to

23/11/2021

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	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* 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



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 (VG) **Agent Comments**



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



13/20 Bishop St KINGSVILLE 3012 (VG) **Agent Comments**



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.