## 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 210 Francis Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting				
Range betweer	ange between \$800,000		&		\$880,000					
Median sale price										
Median price	\$1,185,000	Pro	Property Type		House		Suburb	Yarraville		
Period - From	01/10/2024	to	31/12/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	38 Wilkins St YARRAVILLE 3013	\$1,020,000	07/12/2024
2	229 Francis St YARRAVILLE 3013	\$902,500	15/10/2024
3	220 Hyde St YARRAVILLE 3013	\$900,000	30/09/2024

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:

19/02/2025 13:58









Rooms: 6 Property Type: House Land Size: 507 sqm approx Agent Comments

**Indicative Selling Price** \$800,000 - \$880,000 Median House Price December quarter 2024: \$1,185,000

# **Comparable Properties**

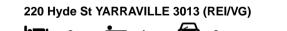


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38 Wilkins St YARRAVILLE 3013 (REI/VG)

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Price: \$900,000 Method: Private Sale Date: 30/09/2024 Property Type: House Land Size: 355 sqm approx

#### Agent Comments

Agent Comments

Smaller land, but on a quieter street

Smaller land, similar condition

Account - Jas Stephens - Yarraville | P: 03 93169000



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