

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

322 Francis Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Yarraville

Period - From 01/07/2022

to 30/09/2022

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	6/192 Francis St YARRAVILLE 3013	\$815,000	01/09/2022
2	44b Roberts St WEST FOOTSCRAY 3012	\$727,000	08/06/2022
3	2/357 Williamstown Rd YARRAVILLE 3013	\$710,000	23/09/2022

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:

26/10/2022 14:34



2 1 1

Rooms: 4

Property Type: House (Res)

Agent Comments

Comparable Properties



6/192 Francis St YARRAVILLE 3013 (REI)

Agent Comments

2 2 2

Price: \$815,000

Method: Private Sale

Date: 01/09/2022

Property Type: Townhouse (Single)



44b Roberts St WEST FOOTSCRAY 3012 (VG)

Agent Comments

2 - -

Price: \$727,000

Method: Sale

Date: 08/06/2022

Property Type: House (Res)

Land Size: 161 sqm approx



2/357 Williamstown Rd YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 1

Price: \$710,000

Method: Private Sale

Date: 23/09/2022

Property Type: House