

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

2/40 Murray Street Yarraville VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

204/58 Ballarat Street Yarraville VIC 3013	\$640,000	03-Jul-20
103/83 Gamon Street Yarraville VIC 3013	\$600,000	06-Apr-20
508/125 Francis Street Yarraville VIC 3013	\$648,000	03-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 02 October 2020



**204/58 Ballarat Street Yarraville
VIC 3013**

 2  2  1

Sold Price

\$640,000

Sold Date

03-Jul-20

Distance

0.35km



**103/83 Gamon Street Yarraville VIC
3013**

 2  2  1

Sold Price

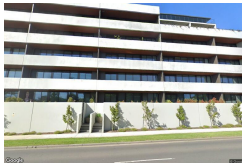
\$600,000

Sold Date

06-Apr-20

Distance

0.55km



**508/125 Francis Street Yarraville
VIC 3013**

 2  2  -

Sold Price

\$648,000

Sold Date

03-Jul-20

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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