

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

3/240 Hyde 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Yarraville

Period-from

01 May 2020

to

30 Apr 2021

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

152 Hyde Street Yarraville VIC 3013	\$1,005,000	16-Mar-21
145 Williamstown Road Yarraville VIC 3013	\$920,000	26-Mar-21
36 Alfred Street Seddon VIC 3011	\$1,020,000	27-Mar-21

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: 20 May 2021



152 Hyde Street Yarraville VIC 3013 Sold Price **\$1,005,000** Sold Date **16-Mar-21**

2 1 1

Distance **0.4km**



145 Williamstown Road Yarraville VIC 3013 Sold Price ^{RS} **\$920,000** Sold Date **26-Mar-21**

2 2 2

Distance **1.46km**



36 Alfred Street Seddon VIC 3011 Sold Price **\$1,020,000** Sold Date **27-Mar-21**

3 2 2

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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