# 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 202	21 Sour		Corelogic
	i enou-nom	01 May 2020	10	00 Api 202	21 300		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	

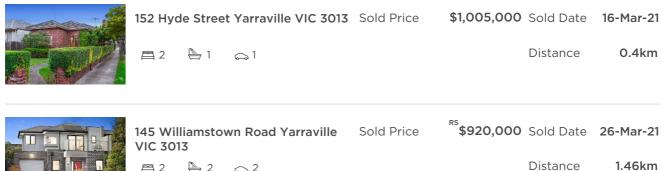
#### OR

**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



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Í	36 Alfred Street Seddon VIC 3011		Sold Price	\$1,020,000	Sold Date	27-Mar-21	
	<b>E</b> 3	2 🚔	ç⊒ 2			Distance	1.83km

**RS** = Recent sale UN = Undisclosed Sale

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