

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

103/158 FRANCIS 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,500

Property type

Unit

Suburb

Yarraville

Period-from

01 Apr 2021

to

31 Mar 2022

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

213/125 FRANCIS STREET YARRAVILLE VIC 3013	\$385,000	08-Mar-22
307/125 FRANCIS STREET YARRAVILLE VIC 3013	\$380,000	17-Nov-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: 22 April 2022


**213/125 FRANCIS STREET
YARRAVILLE VIC 3013**
 1  1  1

Sold Price

RS

\$385,000

Sold Date

08-Mar-22

Distance

0.16km

**307/125 FRANCIS STREET
YARRAVILLE VIC 3013**
 1  1  1

Sold Price

\$380,000

Sold Date

17-Nov-21

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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