

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

210/46 Fehon 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

\$675,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Mar 2020

to

28 Feb 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

205/46 Fehon Street Yarraville VIC 3013	\$702,000	17-Dec-20
9/40 Murray Street Yarraville VIC 3013	\$690,000	20-Nov-20
4/27 Stephen Street Yarraville VIC 3013	\$700,000	12-Dec-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: 05 March 2021



205/46 Fehon Street Yarraville VIC 3013

Sold Price

\$702,000

Sold Date **17-Dec-20**

2 2 1

Distance

-



**ONE-ON-ONE
APPOINTMENTS
AVAILABLE**

Please contact us today to secure your
private or virtual inspection.
Thank you for your cooperation
during this time.

HODGECRENS

9/40 Murray Street Yarraville VIC 3013

Sold Price

\$690,000

Sold Date **20-Nov-20**

3 1 1

Distance

0.29km



4/27 Stephen Street Yarraville VIC 3013

Sold Price

^{RS} **\$700,000**

Sold Date **12-Dec-20**

2 1 1

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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