

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

G13/125 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

\$550,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Oct 2023

to

30 Sep 2024

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

8/40 MURRAY STREET YARRAVILLE VIC 3013	\$610,000	22-May-24
6/148 FRANCIS STREET YARRAVILLE VIC 3013	\$570,000	06-Jun-24
412/125 FRANCIS STREET YARRAVILLE VIC 3013	\$540,000	05-May-24

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: 23 October 2024



**8/40 MURRAY STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$610,000** Sold Date **22-May-24**

Distance **0.7km**



**6/148 FRANCIS STREET
YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$570,000** Sold Date **06-Jun-24**

Distance **0.13km**



**412/125 FRANCIS STREET
YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$540,000** Sold Date **05-May-24**

Distance **0km**



**101/11 WOODS STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$600,000** Sold Date **29-Apr-24**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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