

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

318/125 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Feb 2023

to

31 Jan 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

209/100 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$560,000	23-Nov-23
106/100 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$540,000	01-Sep-23
105/125 FRANCIS STREET YARRAVILLE VIC 3013	\$580,000	28-Sep-23

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.~~

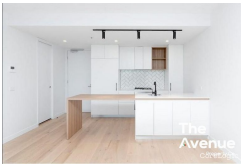
This Statement of Information was prepared on: 19 February 2024

**209/100 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

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Sold Price **\$560,000** Sold Date **23-Nov-23**Distance **0.9km****106/100 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

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Sold Price **\$540,000** Sold Date **01-Sep-23**Distance **0.9km****105/125 FRANCIS STREET
YARRAVILLE VIC 3013**

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Sold Price **\$580,000** Sold Date **28-Sep-23**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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