

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

4/334 Nicholson Street, Yarraville Vic 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Yarraville

Period - From

15/03/2022

to

14/03/2023

Source

REIV

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 six 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
1	6/119 Gamon St YARRAVILLE 3013	\$535,000	25/02/2023
2	9/57 Hyde St FOOTSCRAY 3011	\$510,000	28/10/2022
3	24/294 Nicholson St SEDDON 3011	\$506,000	16/11/2022

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 six months.~~

This Statement of Information was prepared on:

15/03/2023 14:05



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

15/03/2022 - 14/03/2023: \$585,000

Comparable Properties



6/119 Gamon St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Sold Before Auction

Date: 25/02/2023

Property Type: Apartment



9/57 Hyde St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 28/10/2022

Property Type: Apartment



24/294 Nicholson St SEDDON 3011 (VG)

Agent Comments

2 - -

Price: \$506,000

Method: Sale

Date: 16/11/2022

Property Type: Strata Unit/Flat