

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

382 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,500

Property type

House

Suburb

Yarraville

Period-from

01 Jul 2019

to

30 Jun 2020

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

31 Richards Street Yarraville VIC 3013	\$820,000	06-Feb-20
288 Francis Street Yarraville VIC 3013	\$915,000	27-Jun-20
1 Thomas Street Yarraville VIC 3013	\$902,500	20-Apr-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: 20 July 2020

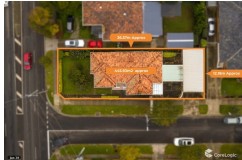


31 Richards Street Yarraville VIC 3013

 2  1  1

Sold Price **\$820,000** Sold Date **06-Feb-20**

Distance **0.13km**



288 Francis Street Yarraville VIC 3013

 3  1  2

Sold Price ^{RS} **\$915,000** Sold Date **27-Jun-20**

Distance **1.01km**



1 Thomas Street Yarraville VIC 3013

 2  1  1

Sold Price **\$902,500** Sold Date **20-Apr-20**

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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