

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

5/185 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Jan 2022

to

31 Dec 2022

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

10/37 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$455,000	22-Mar-22
4/86 PENTLAND PARADE YARRAVILLE VIC 3013	\$460,000	02-Mar-22
402/125 FRANCIS STREET YARRAVILLE VIC 3013	\$500,000	07-Oct-22

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: 13 January 2023



**10/37 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$455,000** Sold Date **22-Mar-22**

Distance **1.15km**



**4/86 PENTLAND PARADE
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$460,000** Sold Date **02-Mar-22**

Distance **1.22km**



**402/125 FRANCIS STREET
YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$500,000** Sold Date **07-Oct-22**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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