

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

16/283 Williamstown Road, Yarraville Vic 3013

Indicative selling price

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

Range between \$380,000

&

\$400,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb Yarraville

Period - From 01/01/2022

to 31/12/2022

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	2/3 Lewis St KINGSVILLE 3012	\$380,000	21/12/2022
2	6/181 Geelong Rd SEDDON 3011	\$352,500	01/02/2023
3			

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:

29/03/2023 11:29



2 1 1

Property Type: Flat

Agent Comments

Comparable Properties



2/3 Lewis St KINGSVILLE 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$380,000

Method: Private Sale

Date: 21/12/2022

Property Type: Apartment



6/181 Geelong Rd SEDDON 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$352,500

Method: Private Sale

Date: 01/02/2023

Property Type: Apartment

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.