

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

6/499 Geelong Road 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

\$285,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Feb 2019

to

31 Jan 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

4/256 Somerville Road Kingsville VIC 3012	\$304,999	14-Nov-19
17/57 Kingsville Street Kingsville VIC 3012	\$270,000	07-Dec-19
201/699C Barkly Street West Footscray VIC 3012	\$310,000	19-Sep-19

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: 03 February 2020



**4/256 Somerville Road Kingsville
VIC 3012**

 1  1  1

Sold Price

\$304,999

Sold Date

14-Nov-19

Distance

1.21km



**17/57 Kingsville Street Kingsville
VIC 3012**

 1  1  1

Sold Price

\$270,000

Sold Date

07-Dec-19

Distance

1.45km



**201/699C Barkly Street West
Footscray VIC 3012**

 1  1  1

Sold Price

\$310,000

Sold Date

19-Sep-19

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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