

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

204/58 Ballarat 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,750

Property type

Unit

Suburb

Yarraville

Period-from

01 Jun 2019

to

31 May 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

13/46 Fehon Street Yarraville VIC 3013	\$700,000	21-Dec-19
8/28 Salisbury Street Yarraville VIC 3013	\$605,000	15-Mar-20
103/83 Gamon Street Yarraville VIC 3013	\$600,000	06-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.~~

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13/46 Fehon Street Yarraville VIC 3013

Sold Price

\$700,000

Sold Date

21-Dec-19

 2  2  1

Distance

0.33km



8/28 Salisbury Street Yarraville VIC 3013

Sold Price

\$605,000

Sold Date

15-Mar-20

 2  2  1

Distance

0.8km



103/83 Gamon Street Yarraville VIC 3013

Sold Price

\$600,000

Sold Date

06-Apr-20

 2  2  1

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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