

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

15/146 Hyde Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$469,000

Median sale price

Median price

\$701,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/10/2020

to

31/12/2020

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	4/51 Stephen St YARRAVILLE 3013	\$530,000	30/11/2020
2	10/34 Hyde St SEDDON 3011	\$501,000	20/12/2020
3	8/86 Pentland Pde YARRAVILLE 3013	\$435,000	06/12/2020

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:

20/02/2021 14:31

15/146 Hyde Street, Yarraville Vic 3013

hockingstuart

Stephen Simmonds

8387 0555

0498 990 001

ssimmonds@hockingstuart.com.au

Indicative Selling Price

\$469,000

Median Unit Price

December quarter 2020: \$701,000



2 1 1

Rooms: 3

Property Type: Flat

Land Size: 67 sqm approx

Agent Comments

Comparable Properties



4/51 Stephen St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 30/11/2020

Rooms: 3

Property Type: Apartment



10/34 Hyde St SEDDON 3011 (REI)

Agent Comments

2 1 1

Price: \$501,000

Method: Private Sale

Date: 20/12/2020

Property Type: Apartment



8/86 Pentland Pde YARRAVILLE 3013 (REI/VG)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 06/12/2020

Property Type: Apartment

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525