

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

19/283 Williamstown Road, Yarraville Vic 3013

Indicative selling price

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

Single price

\$505,000

Median sale price

Median price

\$602,500

Property Type

Unit

Suburb

Yarraville

Period - From

22/11/2020

to

21/11/2021

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	5/13 Stephen St YARRAVILLE 3013	\$555,000	20/07/2021
2	8/34 Hyde St SEDDON 3011	\$550,000	29/07/2021
3	5/107 Somerville Rd YARRAVILLE 3013	\$501,000	16/07/2021

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:

22/11/2021 10:02



2 1 1

Rooms: 3

Property Type: Flat

Land Size: 69 sqm approx

Agent Comments

Two bedroom flat, with balcony and lots of natural light.

Comparable Properties



5/13 Stephen St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$555,000

Method: Sale

Date: 20/07/2021

Property Type: Strata Unit/Flat



8/34 Hyde St SEDDON 3011 (VG)

Agent Comments

2 - -

Price: \$550,000

Method: Sale

Date: 29/07/2021

Property Type: Strata Unit/Flat



5/107 Somerville Rd YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$501,000

Method: Sale

Date: 16/07/2021

Property Type: Strata Unit/Flat