

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

165 Francis Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,037,500

House

X

Unit

Suburb Yarraville

Period - From 01/04/2017

to

31/03/2018

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	23 Austin Cr.W YARRAVILLE 3013	\$935,000	06/04/2018
2	126 Francis St YARRAVILLE 3013	\$921,000	24/04/2018
3	10 Tenterden St YARRAVILLE 3013	\$920,000	14/04/2018

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.



 3  2  1

Rooms:
Property Type: House
Land Size: 531 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending March 2018: \$1,037,500

Comparable Properties



23 Austin Cr.W YARRAVILLE 3013 (REI)

Agent Comments

 2  1  2

Price: \$935,000
Method: Sold Before Auction
Date: 06/04/2018
Rooms: 4
Property Type: House
Land Size: 468 sqm approx



126 Francis St YARRAVILLE 3013 (REI)

Agent Comments

 3  2  2

Price: \$921,000
Method: Private Sale
Date: 24/04/2018
Rooms: 4
Property Type: House
Land Size: 542 sqm approx

10 Tenterden St YARRAVILLE 3013 (REI)

Agent Comments

 3  2  3

Price: \$920,000
Method: Sold Before Auction
Date: 14/04/2018
Rooms: 4
Property Type: House
Land Size: 478 sqm approx