

# 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

2/116 Roberts Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$699,000

### Median sale price

Median price

\$639,500

Property Type

Unit

Suburb

Yarraville

Period - From

18/09/2019

to

17/09/2020

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		
2		
3		

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:

17/12/2020 13:14



Nicholas Skapoulas  
03 9314 4200  
0418 371 558

[nicholas@nicholasscott.com.au](mailto:nicholas@nicholasscott.com.au)

**Indicative Selling Price**  
\$699,000

**Median Unit Price**

18/09/2019 - 17/09/2020: \$639,500



			Lock Up Garage
2	2.5		

**Property Type:** Townhouse  
**Land Size:** 139 sqm approx  
**Agent Comments**  
Freestanding Brand New Townhouse

Brand New Free standing Townhouse within stones through to Cruickshank park, transport and shops, Offering 2 huge bedrooms master with ensuite, central bathroom and laundry. Huge open plan living area ouzing with natural light. Heating and cooling in every room and lock up garage.

## Comparable Properties

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.