

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

305 Williamstown Road, Yarraville Vic 3013

Indicative selling price

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

Single price

\$660,000

Median sale price

Median price

\$691,000

Property Type

Unit

Suburb

Yarraville

Period - From

15/09/2021

to

14/09/2022

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	5/20 Gordon Pde YARRAVILLE 3013	\$650,000	19/07/2022
2	3/10 Clarendon Pde WEST FOOTSCRAY 3012	\$611,000	17/03/2022
3	1/10 Clarendon Pde WEST FOOTSCRAY 3012	\$605,000	26/07/2022

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:

15/09/2022 15:28



2 1 1

Rooms: 3
Property Type: House (Res)
Land Size: 146 sqm approx
Agent Comments

Indicative Selling Price

\$660,000

Median Unit Price

15/09/2021 - 14/09/2022: \$691,000

Comparable Properties



5/20 Gordon Pde YARRAVILLE 3013 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000
Method: Sold Before Auction
Date: 19/07/2022
Property Type: Townhouse (Res)



3/10 Clarendon Pde WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 2 1

Price: \$611,000
Method: Sold Before Auction
Date: 17/03/2022
Property Type: Townhouse (Res)

1/10 Clarendon Pde WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 2 1

Price: \$605,000
Method: Sold Before Auction
Date: 26/07/2022
Property Type: Unit