

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

15/88 Stephen Street Yarraville VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,999

Property type

Unit

Suburb

Yarraville

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

Hyde Street Yarraville VIC 3013	\$524,000	14-May-21
22/51 Stephen Street Yarraville VIC 3013	\$550,000	01-Mar-21
G05/125 Francis Street Yarraville VIC 3013	\$550,000	21-Sep-21

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 6 months.~~

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**Hyde Street Yarraville VIC 3013**

Sold Price

\$524,000

Sold Date

14-May-21

-



1



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Distance

0.2km**22/51 Stephen Street Yarraville VIC 3013**

Sold Price

\$550,000

Sold Date

01-Mar-21

1

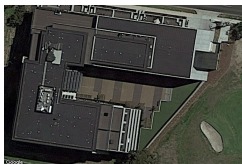


1



1

Distance

0.34km**G05/125 Francis Street Yarraville VIC 3013**

Sold Price

^{RS}**\$550,000**^{UN}

Sold Date

21-Sep-21

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1



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Distance

0.89km**RS** = Recent sale**UN** = Undisclosed Sale

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