

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

88 HAWKHURST 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

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Nov 2021

to

31 Oct 2022

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

16/296-298 SOMERVILLE ROAD KINGSVILLE VIC 3012	\$670,000	10-May-22
6/21 WARATAH STREET WEST FOOTSCRAY VIC 3012	\$705,000	21-Jul-22
2/24 BISHOP STREET KINGSVILLE VIC 3012	\$722,500	15-May-22

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.~~

This Statement of Information was prepared on: 07 November 2022



**16/296-298 SOMERVILLE ROAD
KINGSVILLE VIC 3012**

 1  1  2

Sold Price

\$670,000

Sold Date **10-May-22**

Distance **0.95km**



**6/21 WARATAH STREET WEST
FOOTSCRAY VIC 3012**

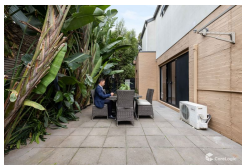
 2  2  1

Sold Price

\$705,000

Sold Date **21-Jul-22**

Distance **1.09km**



**2/24 BISHOP STREET KINGSVILLE
VIC 3012**

 2  2  1

Sold Price

\$722,500

Sold Date **15-May-22**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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