

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

258 Francis Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Yarraville

Period - From 01/10/2020

to 31/12/2020

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	68 Blackshaws Rd SOUTH KINGSVILLE 3015	\$880,000	18/12/2020
2	16 Robbs Rd WEST FOOTSCRAY 3012	\$880,000	12/11/2020
3	75 Blackshaws Rd NEWPORT 3015	\$870,000	18/11/2020

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:

01/04/2021 11:33



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Property Type: house
Land Size: 428 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$880,000
Median House Price
December quarter 2020: \$1,200,000

Comparable Properties



68 Blackshaws Rd SOUTH KINGSVILLE 3015 (REI) **Agent Comments**

3 1 2

Price: \$880,000
Method: Private Sale
Date: 18/12/2020
Property Type: House



16 Robbs Rd WEST FOOTSCRAY 3012 (VG) **Agent Comments**

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Price: \$880,000
Method: Sale
Date: 12/11/2020
Property Type: House (Res)
Land Size: 450 sqm approx



75 Blackshaws Rd NEWPORT 3015 (VG) **Agent Comments**

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Price: \$870,000
Method: Sale
Date: 18/11/2020
Property Type: House (Res)
Land Size: 493 sqm approx