

## 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

414/125 FRANCIS 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) (\*Delete single price or range as applicable)

Single Price

\$559,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Dec 2023

to

30 Nov 2024

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

219/125 FRANCIS STREET YARRAVILLE VIC 3013	\$520,000	18-Sep-24
G09/125 FRANCIS STREET YARRAVILLE VIC 3013	\$620,000	-
314/125 FRANCIS STREET YARRAVILLE VIC 3013	\$525,000	06-Jun-24

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: 17 December 2024



**219/125 FRANCIS STREET  
YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$520,000** Sold Date **18-Sep-24**

Distance **0km**

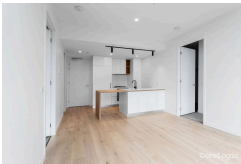


**G09/125 FRANCIS STREET  
YARRAVILLE VIC 3013**

2 2 -

Sold Price **\$620,000** Sold Date -

Distance -



**314/125 FRANCIS STREET  
YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$525,000** Sold Date **06-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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