

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

22/185 FRANCIS 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Yarraville

Period-from

01 Feb 2023

to

31 Jan 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

5/185 FRANCIS STREET YARRAVILLE VIC 3013	\$460,000	02-Feb-23
G16/125 FRANCIS STREET YARRAVILLE VIC 3013	\$440,000	11-Sep-23
10/131 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$370,000	03-Sep-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: 15 February 2024



**5/185 FRANCIS STREET
YARRAVILLE VIC 3013**

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Sold Price **\$460,000** Sold Date **02-Feb-23**

Distance **0.01km**



**G16/125 FRANCIS STREET
YARRAVILLE VIC 3013**

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Sold Price **\$440,000** Sold Date **11-Sep-23**

Distance **0.38km**



**10/131 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

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Sold Price **\$370,000** Sold Date **03-Sep-22**

Distance **0.83km**

10/131 Somerville Road, Yarraville

RS = Recent sale UN = Undisclosed Sale

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