

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

3/232 Williamstown Road, Yarraville Vic 3013

Indicative selling price

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

Single price

\$455,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/01/2023

to

31/03/2023

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	5/185 Francis St YARRAVILLE 3013	\$460,000	09/02/2023
2	3/199-203 Geelong Rd KINGSVILLE 3012	\$450,000	04/04/2023
3			

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:

10/07/2023 14:14



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



5/185 Francis St YARRAVILLE 3013 (REI/VG)

Agent Comments

 2  1  2

Price: \$460,000

Method: Sold Before Auction

Date: 09/02/2023

Property Type: Apartment

3/199-203 Geelong Rd KINGSVILLE 3012 (REI)

Agent Comments

 2  1  1

Price: \$450,000

Method: Sold Before Auction

Date: 04/04/2023

Property Type: Unit

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.