

# 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 413/125 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)

Single price \$500,000

### Median sale price

Median price \$515,000

Property Type Unit

Suburb Yarraville

Period - From 24/08/2023

to 23/08/2024

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	314/125 Francis St YARRAVILLE 3013	\$525,000	06/06/2024
2	318/125 Francis St YARRAVILLE 3013	\$515,000	23/05/2024
3	412/125 Francis St YARRAVILLE 3013	\$540,000	05/05/2024

**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:

24/08/2024 13:19