

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 7/156 Francis Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$600,000 & \$620,000

Median sale price

Median price \$691,000 House Unit X Suburb Yarraville

Period - From 01/10/2017 to 31/12/2017 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	17/40 Murray St YARRAVILLE 3013	\$650,000	17/02/2018
2	2/77 Victoria St SEDDON 3011	\$590,000	26/11/2017
3	1/67-69 Francis St YARRAVILLE 3013	\$561,000	03/02/2018

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.



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Rooms: 2
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price

\$600,000 - \$620,000

Median Unit Price

December quarter 2017: \$691,000

Comparable Properties



17/40 Murray St YARRAVILLE 3013 (REI)

2 1 1

Agent Comments

Two bedroom apartment in the village

Price: \$650,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: Apartment



2/77 Victoria St SEDDON 3011 (REI)

2 1 1

Agent Comments

Two bedroom apartment in Seddon Village

Price: \$590,000
Method: Auction Sale
Date: 26/11/2017
Rooms: -
Property Type: Apartment



1/67-69 Francis St YARRAVILLE 3013 (REI)

2 1 1

Agent Comments

Two bedroom Villa unit on the same street

Price: \$561,000
Method: Auction Sale
Date: 03/02/2018
Rooms: -
Property Type: Villa