

## 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 5/232 Williamstown Road, 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 \$395,000

#### Median sale price

Median price \$583,500 House Unit X Suburb Yarraville

Period - From 01/07/2017 to 30/06/2018 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 | 104/41 Victoria St FOOTSCRAY 3011 | \$450,000 | 26/05/2018   |
| 2 | 825/18 Albert St FOOTSCRAY 3011   | \$425,000 | 14/06/2018   |
| 3 | 706/250 Barkly St FOOTSCRAY 3011  | \$368,550 | 23/07/2018   |

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:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$395,000

**Median Unit Price**

Year ending June 2018: \$583,500

## Comparable Properties

104/41 Victoria St FOOTSCRAY 3011 (VG)

**Agent Comments**

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**Price:** \$450,000

**Method:** Sale

**Date:** 26/05/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

825/18 Albert St FOOTSCRAY 3011 (VG)

**Agent Comments**

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**Price:** \$425,000

**Method:** Sale

**Date:** 14/06/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



706/250 Barkly St FOOTSCRAY 3011 (REI/VG)

**Agent Comments**

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**Price:** \$368,550

**Method:** Private Sale

**Date:** 23/07/2018

**Rooms:** -

**Property Type:** Apartment