

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

7/146 Hyde Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$490,000

&

\$510,000

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	6/119 Gamon St YARRAVILLE 3013	\$535,000	25/02/2023
2	4/334 Nicholson St YARRAVILLE 3013	\$515,000	15/04/2023
3	12/49 Hyde St FOOTSCRAY 3011	\$500,000	10/06/2023

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:

15/06/2023 15:29



2 1 1

Rooms: 4

Property Type: Flat

Land Size: 67 sqm approx

Agent Comments

Two bedroom 70's renovated flat with lock-up garage.

Comparable Properties



6/119 Gamon St YARRAVILLE 3013 (REI/VG)

2 1 1

Price: \$535,000

Method: Sold Before Auction

Date: 25/02/2023

Property Type: Apartment

Agent Comments

Renovated 70's flat, no garage but a more central location



4/334 Nicholson St YARRAVILLE 3013 (REI)

2 1 1

Price: \$515,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Unit

Agent Comments

Renovated 70's flat, similar location, no garage but does have a courtyard



12/49 Hyde St FOOTSCRAY 3011 (REI)

2 1 1

Price: \$500,000

Method: Auction Sale

Date: 10/06/2023

Property Type: Apartment

Agent Comments

Two bedroom internally renovated 70's flat