

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

4/116 Roberts Street Yarraville VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

1/99 Roberts Street Yarraville VIC 3013	\$672,500	06-Aug-19
145 Roberts Street Yarraville VIC 3013	\$645,000	22-Jun-19
23/296-298 Somerville Road Kingsville VIC 3012	\$663,000	14-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 20 November 2020



1/99 Roberts Street Yarraville VIC 3013

Sold Price

\$672,500

Sold Date **06-Aug-19**

2 2 2

Distance **0.09km**



145 Roberts Street Yarraville VIC 3013

Sold Price

\$645,000

Sold Date **22-Jun-19**

2 2 1

Distance **0.41km**



**23/296-298 Somerville Road
Kingsville VIC 3012**

Sold Price

^{RS} **\$663,000**

Sold Date **14-Nov-20**

2 1 2

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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