

# 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

25/185 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 \$385,000

### Median sale price

Median price \$515,000

Property Type Unit

Suburb Yarraville

Period - From 11/11/2023

to 10/11/2024

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 | 18/185 Francis St YARRAVILLE 3013 | \$375,000 | 24/08/2024   |
| 2 | 19/185 Francis St YARRAVILLE 3013 | \$410,000 | 30/07/2024   |
| 3 | 2/185 Francis St YARRAVILLE 3013  | \$380,000 | 11/07/2024   |

**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:

11/11/2024 15:57