

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

19/125 Francis Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$552,500

Property Type

Unit

Suburb

Yarraville

Period - From

10/02/2021

to

09/02/2022

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	119/125 Francis St YARRAVILLE 3013	\$435,000	10/09/2021
2	119/125 Francis St YARRAVILLE 3013	\$435,000	10/09/2021
3	307/125 Francis St YARRAVILLE 3013	\$380,000	17/11/2021

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:

10/02/2022 09:57



Property Type:
Agent Comments

Indicative Selling Price

\$439,000

Median Unit Price

10/02/2021 - 09/02/2022: \$552,500

Comparable Properties

119/125 Francis St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$435,000

Method: Sale

Date: 10/09/2021

Property Type: Strata Unit/Flat

119/125 Francis St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$435,000

Method: Sale

Date: 10/09/2021

Property Type: Strata Unit/Flat

307/125 Francis St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 17/11/2021

Property Type: Strata Unit/Flat

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