

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

107 Francis Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$680,000

&

\$700,000

Median sale price

Median price \$1,003,000

Property Type House

Suburb Yarraville

Period - From 01/01/2020

to 31/03/2020

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	85 Ballarat St YARRAVILLE 3013	\$800,000	22/02/2020
2	71a Blackwood St YARRAVILLE 3013	\$790,000	18/04/2020
3	84 Windsor St SEDDON 3011	\$650,000	02/04/2020

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:

18/05/2020 13:55



2 1 -

Rooms: 3

Property Type: House (Res)

Land Size: 200 sqm approx

Agent Comments

Comparable Properties



85 Ballarat St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 1 -

Price: \$800,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 148 sqm approx



71a Blackwood St YARRAVILLE 3013 (REI)

Agent Comments

2 1 -

Price: \$790,000

Method: Private Sale

Date: 18/04/2020

Rooms: 3

Property Type: House

84 Windsor St SEDDON 3011 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 02/04/2020

Property Type: House (Res)