

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

1/146 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

House

Suburb

Yarraville

Period-from

01 Oct 2020

to

30 Sep 2021

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

28A Adeney Street Yarraville VIC 3013	\$1,217,000	30-Jul-21
19 Newcastle Street Yarraville VIC 3013	\$1,285,000	18-Jun-21
15/37 Stephen Street Yarraville VIC 3013	\$1,122,500	16-Jun-21

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: 05 October 2021

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28A Adeney Street Yarraville VIC 3013

Sold Price

\$1,217,000

Sold Date

30-Jul-21

4 3 -

Distance

0.41km



19 Newcastle Street Yarraville VIC 3013

Sold Price

\$1,285,000

Sold Date

18-Jun-21

3 2 1

Distance

2.17km



15/37 Stephen Street Yarraville VIC 3013

Sold Price

\$1,122,500

Sold Date

16-Jun-21

- 2 2

Distance

2.38km

RS = Recent sale

UN = Undisclosed Sale

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