

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

4/240 Hyde 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

\$949,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Jul 2020

to

30 Jun 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

3/66 Wilson Street Yarraville VIC 3013	\$950,000	26-Apr-21
15/37 Stephen Street Yarraville VIC 3013	\$1,122,500	22-Jun-21
6/11 Berry Street Yarraville VIC 3013	\$1,151,500	29-Mar-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 July 2021



3/66 Wilson Street Yarraville VIC 3013

3 3 2

Sold Price

^{RS} **\$950,000**

Sold Date

26-Apr-21

Distance

0.61km



15/37 Stephen Street Yarraville VIC 3013

3 2 2

Sold Price

\$1,122,500

Sold Date

22-Jun-21

Distance

0.83km



6/11 Berry Street Yarraville VIC 3013

3 2 2

Sold Price

\$1,151,500

Sold Date

29-Mar-21

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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